



City of Garden Ridge

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

AGENDA

REGULAR CITY COUNCIL MEETING, SEPTEMBER 3, 2014 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, September 3, 2014 at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on August 29, 2014 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- Limit remarks to three (3) minutes 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 request that if you speak, that you please 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 would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 4 and to three (3) minutes per citizen during Item 9.
- d) Citizens' comments will be limited to one (1) hour in Item 4 and thirty (30) minutes in Item 8.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 7, below, if such comments pertain to such Business Item

*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. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of August 5, 2014 Special City Council Meeting Minutes
- b) Approval of August 6, 2014 Regular City Council Meeting Minutes
- c) Resignation of Deirdre Bonner as Administrative Assistant effective August 29, 2014
- d) Financial Statement and Investment Report – July 31, 2014

ACTION ON THE CONSENT AGENDA

6. Business Items

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

- a) Presentation by Texas Parks and Wildlife Biologist for Comal County on deer Management
- b) Update deer management program in the City of Garden Ridge
- c) The City Council will conduct a public hearing on the proposed 2014 Tax Rate of \$.2757 for the City of Garden Ridge
- d) Announce the date, time and place of the vote on the proposed 2014 Tax Rate of \$.2757 for the City of Garden Ridge (September 11, 2014, 6 p.m., City Council Chambers, 9400 Municipal Parkway)
- e) City Engineer Projects Update:
 - i. CIP Project:
 - a. Status report
 - ii. Update on proposed sewer system within Garden Ridge city limits along F.M. 2252

- f) Request by Bexar Waste to amend Ordinance 143-082012, Section 3, Term of Contract, for a contract extension of five (5) years beyond March 31, 2018 extending contract termination date to March 31, 2023 with successive one year contract extension thereafter

- g) Planning and Zoning Commission Recommendations and Possible Action to City Council:
 - i. The City Council will conduct a public hearing on, and then consider action on the Planning and Zoning Commission recommendation regarding a petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) feet in height constructed forward of the front plane of the residence and further located within the right-of-way:
 - a. 8.44 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.
 - b. 8.4.11 – Fences over two (2) feet high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock or cement masonry, columns or support structure matching that of the main structure.
 - ii. Request from Forest Waters Neighborhood Association for an entry sign for Forest Waters subdivision at Sumac Cove that is 58 inches x 58 inches in size
 - iii. Request from the Waters Church for placement of a directional sign on the east side of the intersection of F.M. 3009 and Schoenthal Road
 - iv. Request from Bracken United Methodist Church for placement of temporary signs advertising their Pumpkin Patch event for a period of 41 days (September 21 through October 31, 2014) within the Garden Ridge city limits at the locations of the northeast corner of FM 2252 and FM 3009 and at 19831 FM 2252
 - v. Reappointment of Planning and Zoning Commissioners Place 2 – Kay Bower, Place 3 – Sam Stocks and Place 7 – Kitty Owen for a two year term of office expiring September 30, 2016

- h) Water Commission Recommendations and Possible Action:
 - i. Petition by the City of Garden Ridge for a variance to be allowed to water a city drainage easement through property owned by Carmen Morales located at 20325 Grass Creek to reestablish lawn/landscape disturbed by the CIP Project and variance being requested for a period of 60 days

- ii. Lease of three acre feet of Edwards Water Rights from Lloyd Lohman at \$138.50 per acre foot for a term of three years
 - iii. Reappointment of City Water Commissioners for Place 1 – Jim Kohl, Place 3 – Patricia Ramirez and Place 4 – Ray Pitzen for a two year term of office expiring September 30, 2016
- i) Quarry Commission Recommendations and Possible Action:
 - i. Appointment of Jerry Barucky as Quarry Commissioner to fill the unexpired term of office of Jerry Warden through September 30, 2014 due to his resignation and the two year term of office expiring September 30, 2016
 - j) Status report on proposed legislation on formation of a Ground Water Conservation District in Comal County
 - k) Water Study Group report and recommendations on long and short term water supply needs for the City of Garden Ridge
 - l) Any item removed from the consent agenda will be recalled for discussion and possible action at this time

7. State of the City

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

- a) City Administrator Monthly Activity Report
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor
 - Construction projects
 - Recognition of employees and/or city events
- b) Water Manager Monthly Activity Report
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management
- c) Public Works Monthly Activity Report
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Park and City Facility/Property Maintenance
 - Animal Control (domestic and wild)
 - Public Works Projects
- d) Police Department Monthly Activity Report
 - Traffic Enforcement

- Criminal activity within city
- Code Compliance Enforcement

8. **Citizen's Participation** – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 4.

9. **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
- Schertz-Seguin Local Government Corporation ("SSLGC")
- Cibolo Valley Local Government Corporation ("CVLGC")
- City Water Commission
- City Quarry Commission
- City Planning & Zoning Commission
- Garden Ridge Police Academy Alumni Association
- Citizen on Patrol
- Garden Ridge Lion's Club
- Comal County
- Comal ISD
- Guadalupe County
- Bexar County
- San Antonio – Bexar County Metropolitan Planning Organization ("MPO")
- TXDOT
- Crescent Hills Subdivision Proposal (on FM 3009)
- Joint Base Land Use Study-Randolph

10. **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 2:00 p.m. on August 29, 2014 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
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MINUTES OF CITY COUNCIL WORK SESSION, AUGUST 5, 2014

Members Present:

Mayor Pro-Tem Nadine Knaus
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember John McCaw
Councilmember Bobby Roberts

Member Absent:

Mayor Andrew Dalton (excused absence due to health reasons)

City Staff Present:

Nancy Cain, City Administrator
Dan Bellinger, Interim Police Lt.
Royce Goddard, Water Department Manager
Steven Steinmetz, Public Works Director
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members present, Mayor Pro-Tem Knaus called the work session of the Garden Ridge City Council to order at 6:00 p.m. on Tuesday, August 5, 2014, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Work Session

The City Council will discuss and may provide direction on the following items:

a) Proposed 2015 Fiscal Year Budgets for the City of Garden Ridge

Nancy Cain, City Administrator provided a PowerPoint presentation of the proposed budget (see attached). She highlighted the budget objectives and tax revenue by source for the last ten years.

The City Council discussed the pay increases for Police Chief, Administrator, Public Works and the salary for the proposed Finance Director and the proposed 3% COLA for all employees. The City Council also discussed putting more funds into reserves. They discussed the proposed Quarry Consultant and proposed Master Plan updates included in the budget.

b) Proposed 2014 Property Tax Rate for the City of Garden Ridge

Nancy Cain, City Administrator provided a PowerPoint presentation of the proposed tax rate (see attached). She announced the proposed tax rate for 2014 is 0.2757. She highlighted the 2013 tax rates of the surrounding municipalities and the decrease of \$30.33 annually for property owners based on a \$402,053 appraised home value.

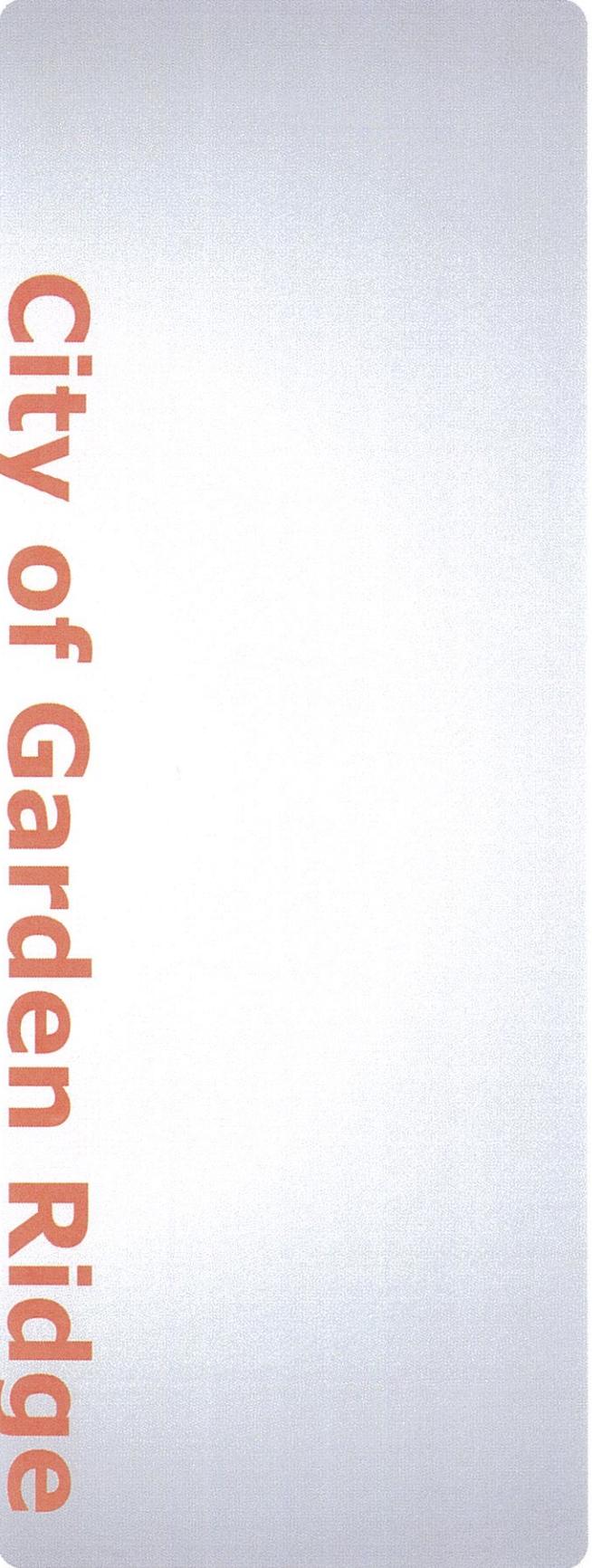
3. Adjournment

There being no further business, the Tuesday, August 5, 2014 Garden Ridge City Council regular meeting was adjourned at 7:04 pm by Mayor Pro Tem Knaus.

Nadine L. Knaus
Mayor Pro Tem

ATTEST

Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

PROPOSED 2015 BUDGET

July 2014

BUDGET OBJECTIVES

- Continue to enhance service to citizens
- Initiate planning studies to insure thoughtful growth and development
- Add staffing in key areas in response to citizen expectations and recent events (Police and Finance)
- Move key employees salaries closer to market for the purposes of retention and succession planning (City Administrator, Police Chief and Public Works)
- Incorporate City Council and staff funding requests
- Allocate shared personnel overhead costs to the Water Fund (City Administrator and Finance)
- Realign responsibilities to enhance financial analysis and improve citizen communication (City Administrator, City Secretary and Finance)

**CITY OF GARDEN RIDGE, TEXAS
TAX REVENUE BY SOURCE - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

Fiscal Year	Property	Sales & Use	Franchise	Total Revenue
• 2015	\$1,687,962	\$ 202,200	\$ 473,492	\$2,362,654
• 2014	1,635,698	187,200	421,932	2,244,830
• 2013	1,593,954	225,031	325,817	2,144,802
• 2012	1,490,260	161,559	325,346	1,977,165
• 2011	1,472,579	162,254	319,006	1,953,839
• 2010	1,435,965	142,799	297,837	1,876,601
• 2009	1,135,056	148,462	291,868	1,575,386
• 2008	1,025,592	188,051	285,788	1,499,431
• 2007	899,362	216,844	234,467	1,350,673
• 2006	794,926	262,984	222,802	1,280,712
• 2005	704,722	193,299	198,210	1,096,231
• 2004	633,949	170,742	198,529	1,003,220

CITY OF GARDEN RIDGE, TEXAS

PROPERTY TAX RATES

Fiscal Year	Basic Rate	Debt Service	Total
2014 *	0.1899	0.0858	0.2757
2013	0.182658	0.100588	0.283246
2012	0.171176	0.097620	0.268796
2011	0.164696	0.098276	0.262972
2010	0.161900	0.092908	0.254808
2009	0.146696	0.062841	0.209537
2008	0.149798	0.071226	0.221024
2007	0.150514	0.081946	0.232460
2006	0.171219	0.061241	0.232460
2005	0.172111	0.060349	0.232460
2004	0.170865	0.064135	0.235000

* PROPOSED 2014 TAX RATE

2013 PROPERTY TAX RATES GARDEN RIDGE AND AREA CITIES

Bulverde	\$0.126063
Selma	\$0.234200
Fair Oaks	\$0.266300
Garden Ridge – proposed	\$0.2757
Garden Ridge - current	\$0.283246
Shavano Park	\$0.320000
Windcrest	\$0.415231
Cibolo	\$0.4454
Live Oak	\$0.445401
Schertz	\$0.497400
New Braunfels	\$0.498230
Universal City	\$0.564043
San Antonio	\$0.565690
Converse	\$0.616675
Kirby	\$0.729376

Garden Ridge

2014 Average Homestead Value

\$402,053

Impact on property owner at:

2013 Tax Rate of \$0.283246 = \$1,138.79

2014 Preliminary Tax Rate of \$0.2757 =
\$1,108.46

Decrease of \$30.33 annually



City of Garden Ridge

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MINUTES OF CITY COUNCIL REGULAR MEETING, AUGUST 6, 2014

Members Present:

Mayor Pro-Tem Nadine Knaus
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember John McCaw
Councilmember Bobby Roberts

Member Absent:

Mayor Andrew Dalton (excused absence due to health reasons)

City Staff Present:

Nancy Cain, City Administrator
Dan Bellinger, Interim Police Lt.
Royce Goddard, Water Department Manager
Steven Steinmetz, Public Works Director
Shelley Goodwin, City Secretary

Commission Chairs Present:

Jim Bowers, Water Commission

1. Call to Order

With a quorum of the City Council Members present, Mayor Pro-Tem Knaus called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, August 6, 2014, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

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

Nancy Cain, City Administrator, read the rules for citizen participation.

Tracy Blackwell, 9745 Trophy Oaks, asked the City Council if they had any updates on the proposed Asphalt Plants.

George Hyde, City Attorney, advised the citizens that Citizen's Participation is for citizen to provide comments and not a question and answer session.

3. Special Presentation

Presentation of plaque recognizing Shelby Trial for the donation of his time and talent in the landscaping project for the Garden Ridge Library

Mayor Pro Tem Knaus and Linda Crosland, Librarian, provided Shelby Trail with a plaque of Appreciation for his hard work on the landscaping at City Hall and the Library.

4. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) **Approval of July 7, 2014 Regular City Council Meeting Minutes**
- b) **Approval of July 31, 2014 Special City Council Meeting Minutes**
- c) **Release of Municipal Court Clerk Shannon Del Toro from 90 day probationary period effective August 1, 2014 with 5% salary increase due to release from probation**
- d) **Financial Statement and Investment Report – June 30, 2014**

Motion: A motion was made by Councilmember Roberts, seconded by Councilmember Lantzy, to approve the Consent Agenda. The City Council voted five (5) for and 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) **City Engineer Projects Update:**
 - i. **CIP Project:**
 - a. **Status report**
 - b. **Box Culvert Railings**

Garry Montgomery, River City Engineering, provided a PowerPoint presentation (see attached) regarding major City Projects Update. He updated the City Council on the installation of waterlines, driveway reconstructions, and street reconstruction. He pointed out some tree issues.

Mayor Pro Tem Knaus stated they will be meeting with the City Attorney regarding drainage issues and property lines.

Mr. Montgomery showed the City Council different options for box culvert railings to be considered at the headwalls crossing roadways.

The City Council discussed the different options for box culvert railings and curbing of the street.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Roberts, to approve adding Lloyds Park to the ribbon curb extension project. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

ii. Update on proposed sewer system within Garden Ridge city limits along F.M. 2252

Garry Montgomery, River City Engineering, reported he is still gathering information to bring to the City Council.

b) Presentation by Comal Appraisal District Chief Appraiser Curtis Koehler regarding the district's 2015 Budget and an update on appraisal district activities

Curtis Koehler, RPA, Comal Appraisal District, reviewed the 2015 Comal Appraisal District Budget. He reported that most increases are the reflection of cleaning up the budget and putting information in the correct area.

c) Planning and Zoning Commission Recommendations and Possible Action to City Council:

No recommendations for consideration.

d) Water Commission Recommendations and Possible Action:

i. Amendments to Ordinance 159-092010 establishing landscape and irrigation system requirements for residential and commercial properties in the City of Garden Ridge for the purpose of water conservation; providing for variances and providing a penalty for violation of said ordinance

Jim Bower, Water Commission Chair, reported the Water Commission followed the TCEQ rules regarding irrigation systems. The Commission also included the detailed plan and schematic of the impacts of the ordinance on individual properties.

The City Council discussed the proposed changes to Ordinance 159.

The City Council agreed by consensus to postpone the approval of Ordinance 159-09010, until the Water Commission holds a public hearing. The City Council also recommended the notice for the public hearing be placed in the Grapevine.

e) Quarry Commission Recommendations and Possible Action:

No recommendations for consideration.

f) Consideration of an Improved Communication and Citizen Involvement Plan

Mayor Pro Tem Knaus reported she had done research regarding communication and what other municipalities are doing. She also reported every year TML gives an award for best practices in communication and she has colored coded a table to reflect the City of Garden Ridge's communication compared to the winning cities. She also reported the City of Garden Ridge practices overall meets or exceeds the communication winners. She reviewed current implementations and long term implementations concerning improved communication.

The City Council discussed ways to improve communication and the process for notifying citizens of zoning and variance requests.

g) Update on the organization of a committee to study management of the deer population in the City of Garden Ridge

Council member Arvidson provided a PowerPoint regarding deer population (see attached). He also reported he would like to have a Biologist from Texas Parks and Wildlife attend a Council Meeting to help explain options when dealing with overpopulation of deer.

The City Council authorized the forming a committee to make recommendation to the City Council regarding overpopulation of deer.

h) Update from the Water Study Group on long and short term water supply needs for the City of Garden Ridge

Robert Balch, Water Committee reported that Bill Stein, hydrologist, had spoken to the Water Commission concerning Trinity aquifer hydrology and the abandoned Trinity well. Mr. Balch updated the Council on the progress of the committee and reported on the new updates to the SCADA system and what they can provide to the City.

i) Any item removed from the consent agenda will be recalled for discussion and possible action at this time

No items were pulled from the consent agenda.

6. State of the City

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

- a) City Administrator Monthly Activity Report**
 - Sign approvals since prior Council meeting**
 - Community Center usage and financial report**
 - Building Permits issued to date for residential, commercial and minor**

- **Construction projects**
- **Recognition of employees and/or city events**

Nancy Cain, City Administrator reported:

Sign approvals since the last Council meetings-

- No sign approvals

Community Center usage and financial report-

- Total revenue is \$32,139 and the total expenditures is \$26,658

Building Permits-

- Major Permits and Minor Permits which total revenue for the month is \$10,530.40 and \$121,572.86 for the year.

Recognition of employees and/or events.

- Thank you from Roy Maas' Youth Alternatives, Inc. for prom dress donations
- Thank you from Margaret Bonner to Jan Harborth being helpful

c) Water Manager Monthly Activity Report

- **Water pumping/usage from city wells**
- **Water system infrastructure maintenance, repairs and/or projects**
- **Water and/or Drought Management**

Royce Goddard, Water Manager, reported:

- July- 7.30 total acre feet from the Trinity Well was pumped and 72.24 pumped from Edwards Wells. For the year 193.94 total acre feet from the Edwards Well have been used and 340.49 total acre feet from the Trinity Well have been used.
- Water system infrastructure maintenance, repairs and/projects- 2 new meter was installed, 6 meters replaced, 3 new service line installations and 1 leaks adjustment.

d) Public Works Monthly Activity Report

- **Street and Right-Of-Way Maintenance**
- **Drainage Facility and Easement Maintenance**
- **Park and City Facility/Property Maintenance**
- **Animal Control (domestic and wild)**
- **Public Works Projects**

Steven Steinmetz, Public Works Director, reported:

Street and Right-Of-Way Maintenance - 8 right-of-ways mowed

Drainage Facility and Easement Maintenance -3 drainages cleaned and mowed

Animal Control apprehensions, nuisance/complaints, animal bites - apprehended 4 dogs and 10 cats for the month, which totals 55 dogs and 53 cats for the year

e) Police Department Monthly Activity Report

- **Traffic Enforcement**
- **Criminal activity within city**

- Code Compliance Enforcement

Dan Bellinger, Interim Police Lt., reported in July the Police Department received 129 total calls, which 10 were code compliance violations and several officers and Corporals received training this month. He also reported on the recent updated solicitation/peddler ordinance. He announced National Night Out will be held October 7th from 7pm to 9pm at the Jay F. Feibelman Community Center.

7. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See “Rules for Citizen’s Participation” under Item 4.

Ken Kneupper encouraged the City Council to look at Schoenthal Road for curbing. He reported the road is only 1 year old and not in good shape due to truck traffic going to the Woodlands of Garden Ridge.

8. 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
- Schertz-Seguin Local Government Corporation (“SSLGC”)
- Cibolo Valley Local Government Corporation (“CVLGC”)
- City Water Commission
- City Quarry Commission
- City Planning & Zoning Commission
- Garden Ridge Police Academy Alumni Association
- Citizen on Patrol
- Garden Ridge Lion’s Club
- Comal County
- Comal ISD
- Guadalupe County
- Bexar County
- San Antonio – Bexar County Metropolitan Planning Organization (“MPO”)
- TXDOT
- Crescent Hills Subdivision Proposal (on FM 3009)
- Joint Base Land Use Study-Randolph

Councilmember Roberts reported the Library had a reception for the dedication of the landscaping and to thank Shelby Trial for his hard work and dedication.

Mayor Pro Tem Knaus stated she provided a written summary of all the meetings she attended during July (see attached report).

9. Executive Session

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

- (a) Pursuant to Texas Government Code 552.071, to consult with the City Attorney regarding legal issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34
- (b) Pursuant to Texas Government Code 552.074, for personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of : Interim Police Chief

Mayor Pro Tem Knaus announced the City Council will recess into Executive Session at 7:52pm, in accordance with Section Code 552.071, to consult with and seek legal advice from the City Attorney and Section Code 552.074 for personnel matters.

Mayor Pro Tem Knaus adjourned the Executive Session at 9:26pm and the City Council reconvened back into the regular session.

10. 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

Motion: A motion was made by Councilmember Roberts, and seconded by Councilmember McCaw, for the City Administrator to negotiate compensation with Sam Russell as the Interim Police Chief. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

11. Adjournment

There being no further business, the Wednesday, August 6, 2014 Garden Ridge City Council regular meeting was adjourned at 9:29 pm by Mayor Pro Tem Knaus.

Nadine L. Knaus
Mayor Pro Tem

ATTEST

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE AUGUST 6, 2014
CITY COUNCIL REGULAR MEETING**

Rules for Citizen's Participation:

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

Disclaimer:

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

NAME

Tracey Blackwell

ADDRESS

9745 Tropp Oaks

SUBJECT

Asphalt update

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

City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.

August 6, 2014

Patrick Lackey, P.E.

Garry Montgomery, P.E.

City Projects

- **CIP Projects** – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs.

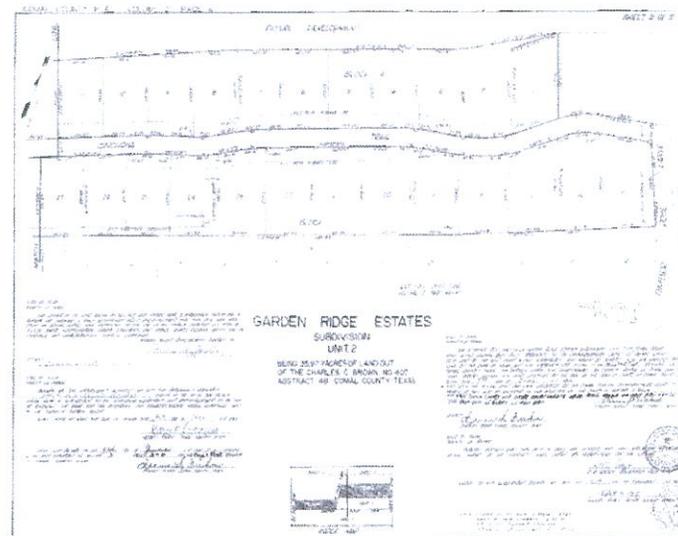
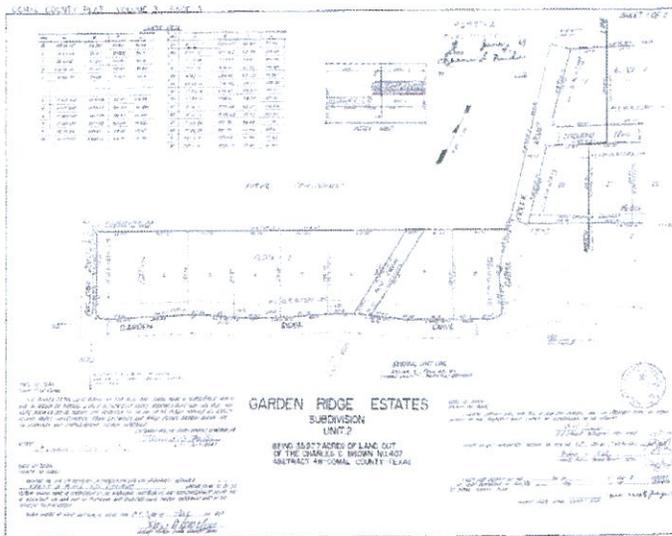
Waterlines

- Waterline installation is complete on the following streets
 - Garden Ridge Drive
 - Cinchona Trail
 - Grass Creek Road
 - Blazing Star
- Service crossings on Garden Ridge Dr., Cinchona Trail, Grass Creek and a portion of Blazing Star have been completed
- Watermain installation on Timber Rose continues from Cinchona Trail to Bluebell
- The contractor has lowered the fire hydrant on Garden Ridge Drive as directed.

City Projects

Drainage

- The box culvert on Grass Creek Road has been installed. Grading and channel excavation is scheduled to begin downstream of this culvert next week.
- Driveway culverts and headwalls have been completed for the asphalt driveways on Garden Ridge Drive. Concrete driveways will be completed once the ribbon curb has been installed.
- Culvert installation on Cinchona Trail is underway.
- We held a meeting on July 30 with several residents on Cinchona Trail and Grass Creek Road to discuss the proposed channel within platted drainage easement on their properties. Several alternatives were discussed and once survey and final recommendations are prepared we will have another meeting with the residents to move forward on the project.
- Final grading and placement of Topsoil within the drainage ditches along Garden Ridge Drive began Monday, July 21.



City Projects

Streets

- Reclaiming of the asphalt and base material on Garden Ridge Drive began Tuesday, July 22. Once reshaping, compaction and density testing is complete the ribbon curb installation will begin.
- Driveway approaches will be completed once the ribbon curbing is in place. The contractor will notify the property owners prior to placing concrete. Residents will be asked to park on the street during concrete pours and allow the driveways and curbing to cure for 72 hours prior to opening them for traffic.
- Paving and seeding the ditches will be the final steps to complete the project. Paving will be completed with one lane open to traffic and will follow soon after the ribbon curb is complete on the section of Garden Ridge Drive between Tonkawa Pass and Bat Cave.
- The paving contractor will complete Garden Ridge Drive from Bat Cave to Timber Rose as the second phase. Timeline will depend on gas main relocation and final grading of drainage ditches.
- Notice has been given to Police and Fire Department regarding any lane closures. The contractor has been notified to have flaggers onsite to control traffic during construction.

Culvert Railings

- At the July meeting Council asked for costs on galvanized railings that meet TxDOT specifications.
- The cost provided by the contractor totals \$35,750 for the box culvert crossings on Garden Ridge Drive, Blazing Star and Grass Creek Road.



Culvert Railings

- Council and Staff also requested an alternate proposal for a split rail fencing for the same culverts.
- This cost totals \$9216 for the box culverts at Garden Ridge Drive, Blazing Star and Grass Creek Road.



Sundew Circle Improvements

- This additional work would replace the existing 2 inch waterline on this street with an 8 inch and install two fire hydrants for fire protection.
- New meters and service crossings would be installed.
- The roadway would be reclaimed and ribbon curbing installed. Driveways would be repaired as required by construction.
- Total cost of this addition is \$125,360.35. The unit costs of this bid remains unchanged from the original bid.

CIP Budget

- Original Contract Award - \$3,460,790.05
- Change Order No. 1 - \$515,215.60
- Change Order No. 2 - \$28,600
- Current Contract Amount - \$4,004,605.65

- Allowable Change Order amount on original contract - \$865,197.51 +/-
- Remaining Change Order increase available - \$321,381.91

Sewer System Update

- July 21, 2014 – Met with Financial Advisor
- Discussion of type of sewer system and various ways of financing the system
- Discussion of water needs in the area.
- Staff directed RCE to develop a cost for the sewer system, proposed water system improvements and maintenance/operation estimates for the system.
- Once those estimates are complete the financial advisor will provide alternatives and details on financing options.

Monthly Meeting Report

Nadine Knaus

Mayor Pro-Tem

July, 2014

Meeting summaries:

Comal County Lunch Meeting

- Economic development efforts in Comal County
- Economic development efforts in Bulverde

Northeast Partnership

- Presentation by General LaBrutta concerning the composition/responsibilities of the Joint Base Office and impact of budget cuts/sequestration on base operations and their impact on the local community
- Ongoing/upcoming events in NEP cities

Greater Bexar County Council of Governments

- Impact analysis from various committees (air quality attainment, MPO/ TxDot, rail projects, mobility projects and VIA
- Presentation by Build SA Green concerning who they are, what they do and how cities can interact to encourage green building
- Approval of the addition of the City of Garden Ridge to its membership

Garden Ridge Deer Management Plan

TPW/ Recommendations

- County Biologist study
- City commission of citizens
- Methods of control
 - Restrict feeding
 - Hunting
 - Trapping
 - Culling

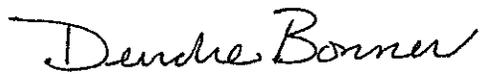
Way Forward

- County Biologist contacted
- Form Citizens commission
 - Representative from each neighborhood
 - Meet with TPW Biologist
 - Study Recommendations
 - Choose Course of Action
 - Make recommendation to Council
- Council Decision

8-18-14

This is to inform you of my two week notice. I will be leaving the Administrative Assistant position for the City of Garden Ridge. My last day will be August 29th, 2014.

Thank you,

A handwritten signature in cursive script that reads "Deirdre Bonner". The signature is written in black ink and is positioned above the printed name.

Deirdre Bonner

CITY OF GARDEN RIDGE, TEXAS
TAX REVENUE BY SOURCE – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

Fiscal Year	Property	Sales & Use	Franchise	Total
				Revenue
• 2015(proposed)	\$1,687,962	\$ 202,200	\$ 473,492	\$2,362,654
• 2014	1,635,698	187,200	421,932	2,244,830
• 2013	1,593,954	225,031	325,817	2,144,802
• 2012	1,490,260	161,559	325,346	1,977,165
• 2011	1,472,579	162,254	319,006	1,953,839
• 2010	1,435,965	142,799	297,837	1,876,601
• 2009	1,135,056	148,462	291,868	1,575,386
• 2008	1,025,592	188,051	285,788	1,499,431
• 2007	899,362	216,844	234,467	1,350,673
• 2006	794,926	262,984	222,802	1,280,712
• 2005	704,722	193,299	198,210	1,096,231
• 2004	633,949	170,742	198,529	1,003,220

**CITY OF GARDEN RIDGE, TEXAS
PROPERTY TAX RATES**

Fiscal Year	Basic		Debt	
	Rate	Service	Total	
2014 *	0.1899	0.0858	0.2757	
2013	0.182658	0.100588	0.283246	
2012	0.1711176	0.097620	0.268796	
2011	0.164696	0.098276	0.262972	
2010	0.161900	0.092908	0.254808	
2009	0.146696	0.062841	0.209537	
2008	0.149798	0.071226	0.221024	
2007	0.150514	0.081946	0.232460	
2006	0.171219	0.061241	0.232460	
2005	0.172111	0.060349	0.232460	
2004	0.170865	0.064135	0.235000	

* PROPOSED 2014 TAX RATE

2013 PROPERTY TAX RATES GARDEN RIDGE AND AREA

CITIES

Bulverde	\$0.126063
Selma	\$0.234200
Fair Oaks	\$0.266300
Garden Ridge – proposed	\$0.2757
Garden Ridge - current	\$0.283246
Shavano Park	\$0.320000
Windcrest	\$0.415231
Cibolo	\$0.4454
Live Oak	\$0.445401
Schertz	\$0.497400
New Braunfels	\$0.498230
Universal City	\$0.564043
San Antonio	\$0.565690
Converse	\$0.616675
Kirby	\$0.729376

Garden Ridge

2014 Average Homestead Value

\$402,053

Impact on property owner at:

2013 Tax Rate of \$0.283246 = \$1,138.79

2014 Preliminary Tax Rate of \$0.2757 = \$1,108.46

Decrease of \$30.33 annually

City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.

September 3, 2014

Patrick Lackey, P.E.

Garry Montgomery, P.E.

City Projects

- CIP Projects – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs.

Waterlines

- Waterline installation is complete on the following streets
 - Garden Ridge Drive
 - Cinchona Trail
 - Grass Creek Road
 - Blazing Star
- Watermain installation on Bluebell continues from Timber Rose to Grass Creek Road.



City Projects

Drainage

- City Staff has met to discuss alternatives for the drainage channel on Cinchona Trail and will schedule a meeting with affected property owners within the next week.
- Driveway culverts and roadside ditch grading continues throughout the project area.

Streets

- Ribbon curbing installation is underway on Lloyds Park and Garden Ridge Drive.
- Reclaiming of asphalt has been completed on Garden Ridge Drive and Cinchona Trail.
- Once ribbon curbing, driveways and final grading is complete the pavement will be placed on Garden Ridge Drive.

CIP Budget

- Original Contract Award - \$3,460,790.05
- Change Order No. 1 - \$515,215.60
- Change Order No. 2 - \$28,600
- Change Order No. 3 - \$125,360
- Current Contract Amount - \$4,129,965.95

- Allowable Change Order amount on original contract - \$865,197.51 +/-
- Remaining Change Order increase available - \$196,021.91



August 18, 2014

Ms. Nancy Cain, City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX. 78266

Dear Ms. Cain,

Bexar Waste is greatly appreciative and thankful for the patronage of the City of Garden Ridge. We are most proud to be your local Solid Waste Contractor.

It is impossible to forecast what the business environment will be in the future, but we do know that our equipment, landfill and operational costs will drastically increase each year.

A major key in providing the excellent and timely services that your fine City deserves is in Bexar Waste continually upgrading with new equipment and maintaining it well. Further, it is most important that we maintain our current equipment to the best of our ability.

In purchasing new equipment, the primary concern of the large financial institutions that we use to purchase expensive new trucks and equipment, is the ability of Bexar Waste to repay our loan commitments.

The security that Bexar Waste has is primarily in the municipal contracts that we hold. The strength we have is providing verifiable information regarding the revenue derived from each City we serve and the duration of the contractual agreement with each municipality.

Per our recent conversations, we hereby propose and request an amendment to Garden Ridge City Ordinance#143-082112, the ordinance that authorizes our Solid Waste and Recycling Services agreement.

Specifically, the requested amendment is to Section No. 3, Term of Contract. Currently the contract is terminating on March 31, 2018. At this time, we request that the Garden Ridge City Council give sincere consideration to extending the contract for (5) years beyond the March 31, 2018 termination date.

In addition, beyond a newly agreed upon termination date, the Garden Ridge City Council, at its desire, with Bexar Waste in agreement, could then begin successive one-year extension period approvals.

A longer term commitment from a major municipal revenue source such as the City of Garden Ridge is extremely important to us in our efforts to secure new equipment and meet our financial commitments as well.

All rates in effect during 2014 will continue in full effect through the entirety of the 2015 and 2016 contract years. Bexar Waste will continue every effort to provide the City of Garden Ridge with excellent and timely services at competitive rates.

Please contact me at an early convenience if you have questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Henry Gutierrez".

Henry Gutierrez
Owner/Operator

ORDINANCE 143-082012

AN ORDINANCE GRANTING AN EXCLUSIVE FRANCHISE AGREEMENT BETWEEN THE CITY OF GARDEN RIDGE, TEXAS AND BEXAR WASTE, FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING SERVICE, AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT, SETTING FORTH GENERAL SPECIFICATIONS ESTABLISHING RATES FOR COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING SERVICE, PROVIDING FOR THE COLLECTION OF ESTABLISHED RATES AND PROVIDING FOR ENFORCEMENT AND PRESCRIBING A PENALTY OF A FINE OF NOT LESS THAN \$100.00 NOR MORE THAN \$500.00 AND MAKING EACH DAY A SEPARATE OFFENSE.

WHEREAS, the City of Garden Ridge has the responsibility to provide for the health and welfare of its citizens; and

WHEREAS, the City Council of the City of Garden Ridge has determined that it is in the public interest of said City and its citizens to grant an exclusive franchise to Bexar Waste, to provide for the satisfactory and efficient collection removal, and disposal of solid waste and recyclable materials so as to maintain safe and sanitary conditions within Garden Ridge; and

WHEREAS, it has been, and is, determined by the City Council of the City of Garden Ridge to be in the best-interest and necessary to preserve and protect the public health of all citizens of said City.

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

1. That all previous ordinances, resolutions and agreements and amendments thereto regarding and granting permission for the collection, removal and disposal of solid waste and recyclable materials within the City of Garden Ridge are hereby superseded effective on the date this Ordinance is effective and in force as described in "Term of Contract" below, after it is passed and approved by the City Council of Garden Ridge.
2. **Parties:** The parties to this Contract are the CITY OF GARDEN RIDGE, TEXAS (hereinafter call "City") and Bexar Waste, (hereinafter called "Contractor").
3. **Term of Contract:** This contract shall become effective and in force as of the 1st day of April, 2008, and terminating on March 31, 2018; provided, however this contract may be extended after said ten (10) year period for successive one-year periods thereafter upon the express mutual consent of the Garden Ridge City Council and Bexar Waste and the passage of an ordinance declaring the period of extension. Notwithstanding any other provision in this contact, the City of Garden Ridge may terminate this contract, with or without cause, with 120 days written notice.
4. **Grant of Authority:** There is hereby granted by the City to Contractor the exclusive right and privilege to operate and maintain within the City of Garden Ridge a service for the collection and removal of garbage, trash, brush and other items intended to be discarded, (hereinafter called "solid waste"), and recyclable materials. The right and privilege granted in this contract for the purpose set forth above shall be exclusive and no other contractor, person, or corporation shall be permitted to engage in garbage collection or recycling service from residential, commercial or industrial generators, within the City during the term of this franchise. Collection and removal of construction debris is included in this exclusive grant of authority.

5. **Compliance with Laws and Ordinances:** Contractor shall, at all times during the terms of this contract, be subject to all such reasonable regulations as the City may hereafter provide. In addition, Contractor shall observe all state and federal laws, rules and regulations relevant to collection, removal and disposal of solid waste.
6. **Definitions:** The following definitions shall apply with respect to this ordinance and franchise contract:
 - A. **Bags:** Plastic sacks designed to store refuse with sufficient wall strength to maintain physical integrity when lifted by top. Total weight of a bag shall not exceed 35 pounds.
 - B. **Bulky Waste:** Stoves, refrigerators (freon must be removed), water tanks, washing machines, furniture and other waste materials other than construction debris, dead animals, brush, yard waste, hazardous waste or stable matter with weights or volumes greater than those allowed for containers.
 - C. **Bundle:** Tree, shrub and brush trimmings or newspapers and magazines securely tied together forming an easily handled package not exceeding four feet in length and 35 pounds in weight.
 - D. **Construction Debris:** Waste building materials resulting from construction, remodeling, repair or demolition operations.
 - E. **Container:** A receptacle with a capacity of greater than 20 gallons but less than 35 gallons constructed of plastic, metal or fiberglass, having handles of adequate strength for lifting and having a tight fitting lid capable of preventing entrance into the containers by vectors. The mouth of a container shall have a diameter greater than or equal to that of the base. The weight of a container and its contents shall not exceed 35 pounds.
 - F. **Dead Animals:** Animals or portions thereof equal to or greater than 20 pounds in weight that have expired from any cause, except those slaughtered or killed for human use. Farm and ranch animals are excluded.
 - G. **Disposal Site:** A refuse depository including but not limited to sanitary landfills, transfer stations, incinerators and waste processing/separation centers licensed, permitted or approved to receive for processing or final disposal of refuse and dead animals by all governmental bodies and agencies having jurisdiction and requiring such licenses, permits or approvals.
 - H. **Garbage:** Any and all dead animals equal to or greater than 20 pounds in weight except those slaughtered for human consumption and excluding farm and ranch animals; every accumulation of waste (animal, vegetation, household and/or other matter) that results from the preparation, processing, consumption, dealing in, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal or vegetable matter (including, but not by way of limitation, used tin cans and other food containers; and all putrescible or easily decomposable waste, animal or vegetable matter which is likely to attract flies or rodents); except (in all cases) any matter included in the definition of Bulky Waste, Construction Debris, Dead Animals, Hazardous Waste, Rubbish, or Stable Matter.
 - I. **Hazardous Waste:** Any chemical, compound, mixture, substance or article which is designated by the United States Environmental Protection Agency or appropriate agency of the state to be "hazardous" as that term is defined by or pursuant to Federal or state law.

- J. Producer: An occupant of a Residential Unit or Commercial Unit who generates refuse.
 - K. Refuse: This term shall refer to Residential Refuse and Bulky Waste, Construction Debris, and Stable Matter generated at a Residential Unit unless the context otherwise requires.
 - L. Residential Refuse: All garbage and rubbish generated by a producer at a residential unit.
 - M. Residential Unit: A dwelling within the corporate limits of the City occupied by a person or group of persons comprising not more than one family. A Residential Unit shall be deemed occupied when either water or domestic light and power services are being supplied thereto.
 - N. Rubbish: All waste wood, wood products, tree trimmings, grass cuttings, dead plants, weeds, leaves, dead trees, or branches thereof, chips, shavings, sawdust, printed matter, paper, pasteboard, rags, straw, used and discarded mattresses, used and discarded clothing, used and discarded shoes and boots, combustible waste pulp and other products such as are used for packing or wrapping crockery and glass, ashes cinders, floor sweepings, glass mineral or metallic substances, and any and all other waste materials not included in the definitions of Bulky Waste, Construction Debris, Dead Animals, Garbage, Hazardous Waste or Stable Matter.
 - O. Stable Matter: All manure and other waste matter normally accumulated in or about a stable, or any animal, livestock or poultry enclosure, and resulting from the keeping of animals, poultry or livestock.
 - P. Commercial Container: Metal receptacle designed to be lifted and emptied mechanically for use at Commercial and Industrial Units.
 - Q. Commercial and Industrial Unit: All premises, locations or entities, public or private, requiring refuse collection within the corporate limits of the City, which is not a Residential Unit.
 - R. Recyclable Material: Any and all materials as the parties may agree in writing (i.e., newspaper, glass, aluminum cans, and plastic)
 - S. Recycling Container: A rigid plastic container with a capacity of approximately eighteen (18) gallon used to facilitate curbside recycling.
7. **Applicability of Service**: Garbage collection service is mandatory for all residences and places of business within the City excepting those residences located on farms and ranches (ten (10) or more acres) where farming and ranching operations are being conducted.
8. **Responsibilities of Contractor**:
- A. Hold Harmless: The Contractor will indemnify, save harmless, defend and exempt the City, its officers, agents, servants and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses and attorney's fees incident to any work done in the performance of this Contract, arising out of a willful or negligent act or omission of the Contractor, its officers, agents, servants and employees; provided however, that the Contractor shall not be liable for any suits, actions, legal proceedings, claims, demands, damages, costs, expenses and attorney's fees arising out of a willful or negligent act or omission of the City, its officers, agents, servants and employees.

B. Insurance: The Contractor shall at all times during the Contract maintain in full force and affect Employer's Liability, Workmen's Compensation, Public Liability and Property Damage Insurance, including contractual liability coverage as provided for herein. All insurance shall be by insurers and for policy limits acceptable to the City and before commencement of work hereunder the Contractor agrees to furnish the City certificates of insurance or other evidence satisfactory to the City to the effect that such insurance has been procured and is in force. The certificates shall contain the following express obligation:

This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given to the certificate holder.

For the purpose of the Contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

<u>Coverage</u>	<u>Limits of Liability</u>
Workmen's Compensation	Statutory
Employer's Liability	\$1,000,000
Bodily Injury Liability	\$1,000,000 each occurrence
Except Automobile	\$2,000,000 aggregate
Property Damage Liability	\$1,000,000 each occurrence
Except Automobile	\$1,000,000 each occurrence
Automobile Bodily Injury Liability	\$1,000,000 each person \$2,000,000 each occurrence
Automobile Property Damage Liability	\$1,000,000 each occurrence
Excess Umbrella Liability	\$1,000,000 each occurrence

The coverage's may be provided by the Contractor's parent corporation and the City of Garden ridge shall be named as an "additional insured."

- C. Licenses: The Contractor shall obtain all licenses and permits (other than the license and permit granted by the Contract) necessary to perform the services required of Contractor by this ordinance.
- D. Equipment: The Contractor shall maintain and operate its collection system and equipment in order to render competent and efficient service subject to the terms of this Contract. All equipment, including motor vehicles and trucks necessary for the performance of this franchise shall, be in good condition and repair. The trucks used in collection of garbage shall be all metal, with completely enclosed "packer" type bodies that are designed and manufactured for the collection of garbage and rubbish. Said collection vehicles shall be painted and numbered and shall have Contractor's name and telephone number painted in letters of a contrasting color on each side of the vehicle in a size and type so as to be easily readable from a distance of 50 feet. All vehicles shall be

kept in a clean and sanitary condition and shall be cleaned inside and outside at least once each week. Contractor shall furnish the City with a list of the type, model, and age of the equipment to be utilized for servicing Garden Ridge.

A standby vehicle shall always be available.

9. **Service Required of Contractor:** The Contractor shall provide, at a minimum, the following services within the corporate limits of the City of Garden Ridge, Texas.

A. Residential Service

- (1) Contractor shall provide collection service for the collection of residential garbage (except bulky waste) to each Residential Unit two (2) times per week on either Monday and Thursday or Tuesday and Friday depending on section of city residence is located.
- (2) Such collection services must be provided between the hours of 7:00 A.M. and 8:00 P.M.
- (3) Contractor will furnish curbside pickup of grass, leaves, and other similar residential yard-grown refuse on regular pickup days placed in plastic bags not exceeding 35 pounds in weight or placed in garbage cans. Trees, brush, shrubbery and the like to be picked up with garbage, subject to the quantity limitations hereinabove set forth, shall be cut and tied in bundles of not more than four feet in length and 35 pounds in weight each, if the same is not place in garbage cans.
- (4) Contractor will furnish curbside pickup of recyclable material one day each week on the second pick up day of the week depending on the section of city residence is located. A schedule indicating each date of recycling pick up for the calendar year will be determined and agreed upon by the City and the Contractor prior to the beginning of the new calendar year. The City shall distribute the recycling calendar to all residents of the City.

The contractor will also provide a contractor-owned 18-gallon recycling bin to each residence. All proceeds from the marketing of recyclables will be returned to the City. Residents shall not be limited to recycle what the bin will hold. The resident may place additional recyclable material beside the recycling bin in a garbage can or in bags, and must be designated as recyclable material. Recyclable material will include newspaper, aluminum, tin, plastic and glass. The Contractor will provide the City with a list of allowable recyclable materials annually and must provide an updated list of recyclable materials as deletions or additions are made to the list of recyclables. Contractor shall pickup curbside recyclables, with the exception that citizens may participate in other governmental sponsored recycle activities.

- (5) In the event that a resident may desire pick-up of excessive or unusual items, or service not contemplated by the ordinance, such resident should make independent arrangements with the Contractor. Contractor shall have no obligation whatsoever to collect Hazardous Waste, Infectious Waste or Special Waste.
- (6) A schedule of costs for residential solid waste collection and recycling are attached as **Exhibit A**.

B. Commercial Service

All commercial establishments and business operations in the City are required to have solid waste collection and disposal service. Commercial service is available for either "hand pick up" or by commercial or industrial containers. All commercial or industrial containers will be supplied by the Contractor. Each commercial establishment and business operation is responsible for insuring that the size of container and number of times of service are adequate to meet the solid waste collection needs of the business and to assure that no "overflow" situations occur.

The schedule of costs for commercial hand pickups, commercial or industrial containers for solid waste collection for commercial and business operations in the City are attached as **Exhibit A**.

C. Construction Debris

Debris from lot clearing and construction operations, rock, brush, tree limbs, waste, scrap, building materials, or other trash resulting from construction or major remodeling, resulting from a general cleanup of vacant or improved property just prior to its occupancy, or resulting from sizeable amounts of trees, brush and debris cleared from property in preparation for construction, or the remodeling of residence, will not be removed as a part of a regular service. Builder/contractors must contract with Bexar Waste. Collection and disposal of construction debris is included as part of the exclusive grant of authority to Contractor under this agreement. Contractor (Bexar Waste) will bill owner for services, pay the City a 5% franchise fee for each previous month's collection for such services and provide the City with documented support information for work performed.

D. Other Provisions

- (1) Contractor will provide removal of dead animals (regardless of weight or size) from the right-of-way without charge to the City. Contractor must pick up dead animals reported by the City on the days service is provided in the City, or sooner.
- (2) Contractor shall provide regularly scheduled garbage collection sufficient to avoid unhealthy or unsightly accumulation to all City facilities free of charge.
- (3) Contractor will provide at no charge to the City, a sufficient number of roll-off containers at a location designated by the City for disposal of brush, tree cuttings and yard waste disposal six times per calendar year. Four of these times will be for a nine day period to include two weekends and the other two times will be designated as Spring and Fall Cleanups, respectively, and will be for sixteen day periods to include three weekends. Contractors and commercial establishments are excluded from this service. Scheduling of the six designated times per year will be agreed to between the Contractor and the City. The City shall call for pulls when needed during each period, there will not be a charge for the pulls and the container will be simultaneously replaced as necessary.
- (4) Contractor shall provide roll-off containers for emergency waste removal, such as storm damage in sufficient number and on demand by City without charge.
- (5) Contractor shall provide containers for City-sponsored events without charge.
- (6) Contractor shall discontinue garbage collection service at any residential unit upon written notice from the City. Upon further notification by the City the

Contractor shall resume collection on the next regularly scheduled collection day. City shall be solely responsible for any claims, suits, damages, liabilities or expenses resulting from Contractor's discontinuance of service at any location at the direction of the City as long as the Contractor is without responsibility and following the specific instructions of the City.

(9) In the event the Contractor for any reason after being notified by telephone shall fail to make any garbage pickup or collection; then the City, without further notice, may cause the same to be picked up and disposed of and shall deduct or bill to the Contractor the charges therefore.

(10) Contractor shall maintain an office through which it may be contacted. It shall be staffed with sufficient competent personnel to handle calls and inquiries from 8:00 a.m. to 5:00 p.m., Monday through Friday and from 8:00 a.m. to 12:00 p.m. on Saturdays.

E. **Holiday Schedule:**

The following holidays will be observed by the Contractor and services will not be furnished on these days:

New Year's Day (January 1)
Independence Day (July 4)
Thanksgiving Day (Last Thursday in November)
Christmas Day (December 25)

If garbage collection day falls on one of the above holidays, then garbage pickup will be made on the next scheduled pick-up day for customers following the holiday. Recyclable material would be picked up on the next regular collection day.

10. **Disposal of Garbage and Refuse:** Contractor shall have the responsibility of the disposal of all refuse and garbage collected under this agreement and all of said materials shall be disposed of in compliance with the laws of the Federal Government and State of Texas and/or the rules, regulations and standards established or to be established by the Federal Government and the Texas Commission on Environmental Quality.

11. **Responsibilities of City:** City shall have the following responsibilities under this franchise contract:

A. To advise Contractor monthly of any additions or deletions to the list of residential, commercial and industrial units from whom collections are made or to be made.

B. To notify Contractor of any complaints regarding Contractor's services under this agreement.

12. **Responsibilities of Customer:**

Location of Containers, Bags and Bundles for Collection: Garbage container, bags and bundles must be placed at curbside locations for collection. Curbside refers to that portion of right-of-way adjacent to paved or traveled City roadways. Garbage container, bags and bundles shall be placed as close to the roadway as practicable without interfering with or endangering the movement of vehicles or pedestrians. When construction work is being performed in the right-of-way, garbage containers, bags and bundles shall be placed as close as practicable to an access point for the collection vehicle. All dead animals less than forty (40) pounds must be doubled bagged and placed at curbside. Contractor is not responsible for pickup of farm and ranch properties.

Contractor may decline to collect any garbage container, bag and bundle not so placed or any

Residential Garbage not in a garbage container, bag or bundle.

13. Rates, Collection, Payment:

- A. Rates for collection services are attached in Exhibit A. Annual rate adjustment for CPI as warranted by economic conditions may be assessed the second and subsequent years of the contract for all services as a whole. Contractor shall give ninety days (90) notice of such rate adjustment.
- B. In addition to Section 13 A above, Contractor may petition the City for a rate adjustment after sixty (60) days written notice to the City. The notice and petition must include specific and detailed documentary support for the requested adjustment and support for any amount proposed which increases the expenses paid for the services provided under this contract and include whether a denial of the proposed increase would result in the termination of this contract by Contractor. The petition's support shall include any and all documents, including revised laws, ordinances, regulations or landfill operator dumping fees that impact the costs of the provided services. Contractor shall be entitled to "pass through" any taxes, fees or other impositions of any governmental, regulatory entity or landfill operator dumping fees placed upon or charged against the business or activity of collection and disposal of solid waste only to the extent that the costs are in addition to the customary and usual expenses of doing business by Contractor. Should the City reject Contractor's petition for rate adjustment, Contractor is required to continue providing services for a period of 120 days, after providing written notice of intent to terminate this contract to the City. This provision does not prohibit the City and the Contractor to negotiate new or different services to offset any proposed rate adjustment at any time.
- C. The City shall collect from the Contractor four percent (4%) of the total collections, excluding sales tax, from residential, commercial and industrial customers as a gross receipts tax/franchise fee for the privilege of using the streets of the City in connection with this franchise agreement. Contractor shall remit a five percent (5%) franchise fee to the City for Roll-Off container services. Contractor shall pay such amount to the City on a monthly basis with the City retaining four percent (4%) from the monthly remittance made to the Contractor.
- D. City shall bill and collect from all residential, commercial and industrial customers in the City.
- E. All customers will be billed the monthly rates detailed in Exhibit A. Residences located outside of the corporate limits of Garden Ridge that are serviced by city water may subscribe to solid waste collection with Contractor and billed for such service by the City. Subscribers outside of the City will be billed at the rates detailed in Exhibit A.
- F. The City shall calculate the amount of solid waste collection service and recycling billed to residential, commercial and industrial customers monthly and shall retain eleven (11%) of the total collections as a billing service charge.
- G. The City shall remit to the Contractor, on a monthly basis a total of eighty-five percent (85%) of the total collections plus sales tax to the Contractor. With the remittance to the Contractor the City shall submit documentation to support the monthly calculation of total sales, eleven percent (11%) billing retainage and four percent (4%) franchise fee plus sales tax.
- H. The Contractor is responsible for remitting the sales tax submitted by the City for the services billed.

- I. The City reserves the right to negotiate billing and collection for solid waste collection and disposal service with the Contractor with one hundred twenty (120) days written notice by the City to the Contractor. Should billing and collection be transferred to the Contractor transfer of all customer information would be coordinated between the City and contractor during the one hundred twenty (120) day period.

14. **Complaints**

Complaints received by the City concerning solid waste collection and recycling services from residential and commercial customers will promptly be reported to Contractor. Contractor shall promptly respond to complaints received and provide the City with a report concerning corrective and/or investigative actions taken by the Contractor on each complaint.

15. **Legal Provisions:**

- A. Interruption in Service: In the event the collection and disposal of garbage shall be interrupted for any reason for more than forth-eight (48) hours as a sole result of a willful or negligent act of Contractor, the City shall have the right to make temporary independent arrangements for the purpose of continuing this necessary service to its citizens in order to provide and protect the public health and safety. An exception for not providing regularly scheduled service to certain locations would be hazardous conditions in which case a report will be made to the City and service shall resume when the hazardous condition is rectified. City and Contractor agree that Contractor shall not be responsible or liable in any way for damages by fire, flood, earthquake or act of God.
- B. Excessive Interruption in Service: If the interruption in service mentioned in the paragraph next above continues for a period of seven (7) days as a sole result of a willful or negligent act of Contractor, then City shall have the right to terminate the rights and privileges granted in this contract. City and Contractor agree that Contractor shall not be responsible or liable in any way for damages caused by fire, flood, earthquake, or act of God.
- C. Assignment: No assignment of Franchise Contract or any right accruing hereunder shall be made in whole or in part by the Contractor without the express written consent of any assignment; the assignee shall assume the liability of the Contractor.
- D. Severability: If any section, sentence, clause, paragraph or portion of this agreement shall, for any reason be declared illegal or invalid, such invalidity shall not affect the remaining provisions thereof.
- E. Repealer: All ordinances, parts of ordinances or resolutions in conflict herewith are expressly repealed.
- F. Each violation of any of the provisions of this ordinance shall constitute a penal offense and shall be punishable of a fine of not less than One Hundred Dollars (\$100.00) nor more than Five Hundred Dollars (\$500.00) for each day that such offense continues and shall be a separate offense. Any violator may be subject to the enforcement provisions of Chapter 54 of the Texas Local Government Code.
- G. The Mayor is authorized to execute such contract on behalf of the City of Garden Ridge, Texas.
- H. In the event that the City is required to take any legal action to enforce the terms and conditions of this agreement because of the breach of or failure to perform

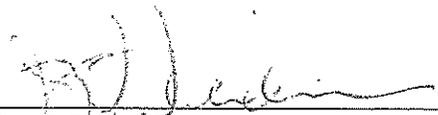
any term or condition by the Contractor, the Contractor agrees to pay all costs expended by the City including reasonable attorney fees.

- I. In the event of a natural disaster (defined as a storm, flood or tornado) wherein the City is declared a disaster area by the State or Federal government, City shall have the right to dispose of rubbish and trash and will attempt in good faith to use Contractor's facilities if they can be used at the same or lower costs than other methods available to the City. This provision shall also apply to the disposal of any rubbish or trash resulting from severe weather or fires of a lesser degree than a natural disaster.

16. Notices: Where written notices are provided for in this agreement, same shall be sufficient to notify Contractor if mailed certified mail to Bexar Waste, P.O. Box 519, Schertz, Texas 78154 and shall be sufficient to notify the City if mailed certified mail to the City of Garden Ridge, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

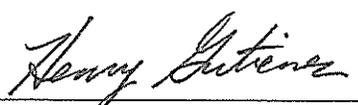
PASSED AND APPROVED this 1st day of August, 2012.

CITY OF GARDEN RIDGE,

By: 
Jay F. Feibelman
Mayor

ATTEST: 
Shelley Goodwin, TRMC
City Secretary

BEXAR WASTE

By: 
Henry Gutierrez
Owner/Operator

ATTEST: 

Published in the New Braunfels Herald on Sunday, August 5, 2012.

September 3, 2014

From: Garden Ridge Planning and Zoning Commission
Regular Session Tuesday August 12, 2014

To: Garden Ridge City Council

Subjects:

- a. Petition by Gary A. Mallett for variances concerning an existing fence on the City owned right-of-way made of wood and not matching the main structure of the house. A public hearing on the petition was held.
- b. Request by the Forest Waters Neighborhood Association for an additional Forest Waters subdivision entry sign at the Sumac Cove entrance.
- c. Request from the Waters Church for placement of a directional sign on the east side of the intersection of FM 3009 and Schoenthal Road. Proposed sign is not contiguous with and on Church property.
- d. Request from Bracken United Methodist Church for placement of temporary signs advertising their Pumpkin Patch event for 41 days (September 21 – October 31) vice the 30 days which is the granting authority of the City Administrator.
- e. Reappointment of Commissioners to P&Z Commission due to expiring terms
Place 2 – Kay Bower, Place 3 – Sam Stocks, and Place 7 – Kitty Owen.
- f. Update on Garden Ridge Unified Development Ordinance

Commission Recommendation on a. Petition by Gary A. Mallett for fence variances

A Public Hearing on the variances was held. Mr. Mallet presented his reasons for the fence and the location of the fence. One neighbor objecting to the fence submitted a letter and appeared in person. Another neighbor, unable to appear in person, sent a letter outlining her objections. After a thorough discussion and vetting of the issues the public hearing was closed. Mr. Mallet was given another opportunity to speak during the subsequent Commission deliberations. A motion was made recommending denial to Council of both variances. Vote was unanimous.

Note: In Mr. & Mrs. Hamm's letter they allege Mr. Mallet has a motor home and a large boat parked in violation of City ordinances. City Administrator will have allegations looked into and appropriate action taken if verified.

Commission Recommendation on b. Forest Waters Entry Sign at Sumac Cove Entrance

There are two issues here. One - Forest Waters already has subdivision entry signs at three location vs two normally allowed by ordinance. Batcave/Bindseil and South Schoenthal/Water Woods have dual matching signs on each side of rock and mortar – total of four signs. An additional sign is at Goldenrod/Forest Waters Circle. It is also of rock and mortar. This would add a fourth subdivision sign location and a sixth sign. Existing signs all predate current ordinance.

Two – allow the composition of the new sign to be wood as requested or require the sign to be in accordance with the sign ordinance.

Representatives of the Forest Water Neighborhood Association were present and presented their justification for the additional subdivision entrance sign and for their desired materials for the sign.

Sumac Cove is a cul-de-sac with no connecting streets to the rest of the Forest Waters subdivision. As such it warrants a subdivision sign. A motion was made to recommend to Council acknowledgment of the existing three subdivision sign locations (five signs) and addition of a fourth sign location (sixth sign) at Sumac Cove. Motion passed by a vote of 4 to 2.

The wooden sign as requested does not meet specifications of subdivision signs. Commission discussed and recommended when Forest Waters representatives make their request to Council they have a sign that is consistent with their other subdivision signs and with the ordinance. With that understanding, motion was passed recommending to Council approval of request for a sign tailored to the smaller location but out of materials consistent with other Forest Waters subdivision signs and the City ordinance. Motion passed 5 to 1.

Commission Recommendation on C. Waters Church request for directional sign

The representative of the Waters Church provided written permission from the property owner for placement of their directional sign on the east side of the intersection of FM 3009 and Schoenthal Road. After discussion with the representative and among Commission members it was noted that even with the property owners permission the sign location did not meet the requirements of the ordinance that the sign be on the Church property. Waters Church is located just outside our City limits. Motion was made to recommend disapproval to Council of directional sign request. Motion passed 3-2 with one abstention.

Note: City Administrator will meet with representatives of the Waters Church and point out possible locations adjacent to the City but outside the City limits where Waters Church could advantageously place directional and informational signs.

Commission Recommendation on d. Temporary sign time extension for Bracken United Methodist Church from 30 to 41 days

Pumpkins for the Pumpkin Patch event are arriving on September 11th. Their four sign locations (two within the City limits and two outside) meet sign ordinance requirements except for the length of time allowed for temporary signs. A motion was made to recommend to Council they allow additional 11 days for temporary sign display. Vote was 5 for the motion and 1 abstention.

Commission Recommendation on e. Reappointment of Commissioners Places 2, 3, & 7

Commissioners Kay Bower, Sam Stocks, and Kitty Owens each indicated a willingness to serve an additional two-year term. Term to end September 30, 2016. Motion to recommend to Council reappointment for each passed by a unanimous vote

Commission Recommendation on f. Update on Uniform Development Code (UDC)
The City Administrator advised the UDC is on hold pending employment of a City planner.

Samuel E. Stocks
Chairman

Attachments:

Agenda P&Z August 12, 2014

List of Adjacent Neighbors to 21401 Fairview Circle – Gary A. Mallett

Undated Note by Gary A. Mellet

Letter of Objection to Fence by Avery J. Hamm, Jr. & Teresa J. Hamm dated July 30

Letter of Objection to Fence by Irene Stapper dated July 31

Picture of existing Forest Waters subdivision entrance sign showing rock & mortar construction

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
CITY COUNCIL

The City Council of the City of Garden Ridge, Texas will conduct a public hearing on September 3, 2014 at 6:00 p.m. The public hearings will be held in the Garden Ridge City Hall Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider:

- a) A petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way:
 - i. 8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.
 - ii. 8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure.

The public is invited to attend and submit oral or written comments on this matter.

S/: Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

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

August 19, 2014

NOTICE OF PUBLIC HEARINGS

Dear Property Owner,

The City Council of the City of Garden Ridge, Texas will conduct a public hearing on Wednesday, September 3, 2014 at 6:00 p.m. The public hearings will be held in the City Council Chambers in the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider:

- a) A petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way:
 - i. 8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.
 - ii. 8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure.

A site plan indicating the location of the wooden split rail fence and list of adjacent property owners are contained as attachments.

This notice gives you the opportunity to express your support of, or objection to, these proposed actions. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

Sincerely,

Nancy Cain
City Administrator

2 enclosures

1. Site Plan
2. Adjacent Property Owner List

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

RECEIVED
CITY OF GARDEN RIDGE
PLANNING AND ZONING DEPARTMENT
APR 15 2014
10:00 AM

1. Date: _____ Case #: _____
2. Applicant Name: SARY A. MALLET
(First) (Middle) (Last)
3. Mailing Address: 21401 FAIRVIEW CR
(Street)
GARDEN RIDGE, TX 78266
(City) (State) (Zip)
Phone: (214) 651-4611

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

5. Property location: 21401 FAIRVIEW CR
(Street address or street property front)

6. Legal description:
Plat: Lot(s) 11 Block(s) UNIT 1
Subdivision: FAIRVIEW ACRES
Acreage: .75 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # 3 Page # 5

7. Cite City Ordinance number, page and paragraph from which variance is needed: B.4.4 and B.4.11

8. State what you want to do instead: SPLIT RAIL Fencing ALONG FRONT OF PROPERTY FROM ONE SIDE OF PROPERTY TO OTHER SIDE FOR RUSTIC, ECSTHETIC PURPOSES.

9. Give reason why a variance should be granted (cost alone is not acceptable): Purely esthetic reason - IT MAKES THE PROPERTY LOOK GOOD IMPROVES THE LANDSCAPING AND VIEW OF THE PROPERTY. \$912 INVESTED.

10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

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

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: Mary A. Myatt

Attachments:

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

----- CITY USE ONLY -----
VARIANCE REQUEST

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

Note:

While starting some research for a permit to have a drive way and work shop completed on our property at 21401 Faiview Cr, I learned that I needed a permit for a split rail fence on our property. I installed the split rail fence with the only intent to enhance to view of the house and property.

I learned that I didn't meet two city ordnances: city easement and fence material must be made of metal. The city has already laid a pipeline along the front of our property in the front yard. If the city needs access to the easement for any other purposes, I concede to remove any part of the split rail fence to gain access to the easement.

I understand a variance is necessary and this note is a part of that variance. I request the variance be approved. Again, I put up the fence for esthetic purposes only. Thank you for your time and consideration of a variance.

Gary A. Mallett, USAF Retired

21401 Fairview Cr

ALL BUILDING PROJECTS

The IRC and IBC require the following information be provided for all building permits

Permit # _____ (Office) **PERMIT APPLICATION** Attn: _____
Date _____ New As-Built Remodel Residence (IRC) Business (IBC)

Check boxes for items to be permitted. Use **OTHER** for additional items. Check box for **ELECTRICAL** permit
 POOL SPA DECK FENCE (Is Fence a pool barrier? Yes No) DRIVEWAY SIDEWALK

PATIO ADD-ON OUTBUILDING OTHER (describe) _____

DATE RECEIVED _____ RETURN DATE _____ REASON _____

PROJECT ADDRESS 21401 Fairview CR IMPERVIOUS COVER _____ %

SUB-DIVISION _____ BLOCK # _____ LOT# 11 CORNER: Yes No

OWNER: Gary Cherie Mallett W# _____ H# (210) 651-4011

ADDRESS: 21401 Fairview CR CITY GARCON RIDGE STATE TX ZIP 78266

PRIMARY BUILDER SELF W# _____ C# _____
LIC # _____ Expires: _____ SUP'S NAME: _____ C# _____

ADDRESS _____ CITY _____ ZIP _____

E-MAIL _____ FAX# _____

OTHER CONTRACTORS - FOUNDATION, PLUMBER, ELECTRICIAN, ETC.

TRADE #1/BUS NAME: _____ W# _____

ADDRESS _____ CITY _____ ZIP _____ SUP _____

LIC # _____ E-MAIL _____ C# _____

TRADE #2/BUS NAME: _____ W# _____

ADDRESS _____ CITY _____ ZIP _____ SUP _____

LIC # _____ E-MAIL _____ C# _____

TRADE #3/BUS NAME: _____ W# _____

ADDRESS _____ CITY _____ ZIP _____ SUP _____

LIC # _____ E-MAIL _____ C# _____

DESCRIBE SCOPE OF WORK (make drawing or rendition on separate page)

SPLIT RAIL FENCING ALONG FRONT OF PROPERTY
From one side of property to other side
for ECSTATIC purposes.

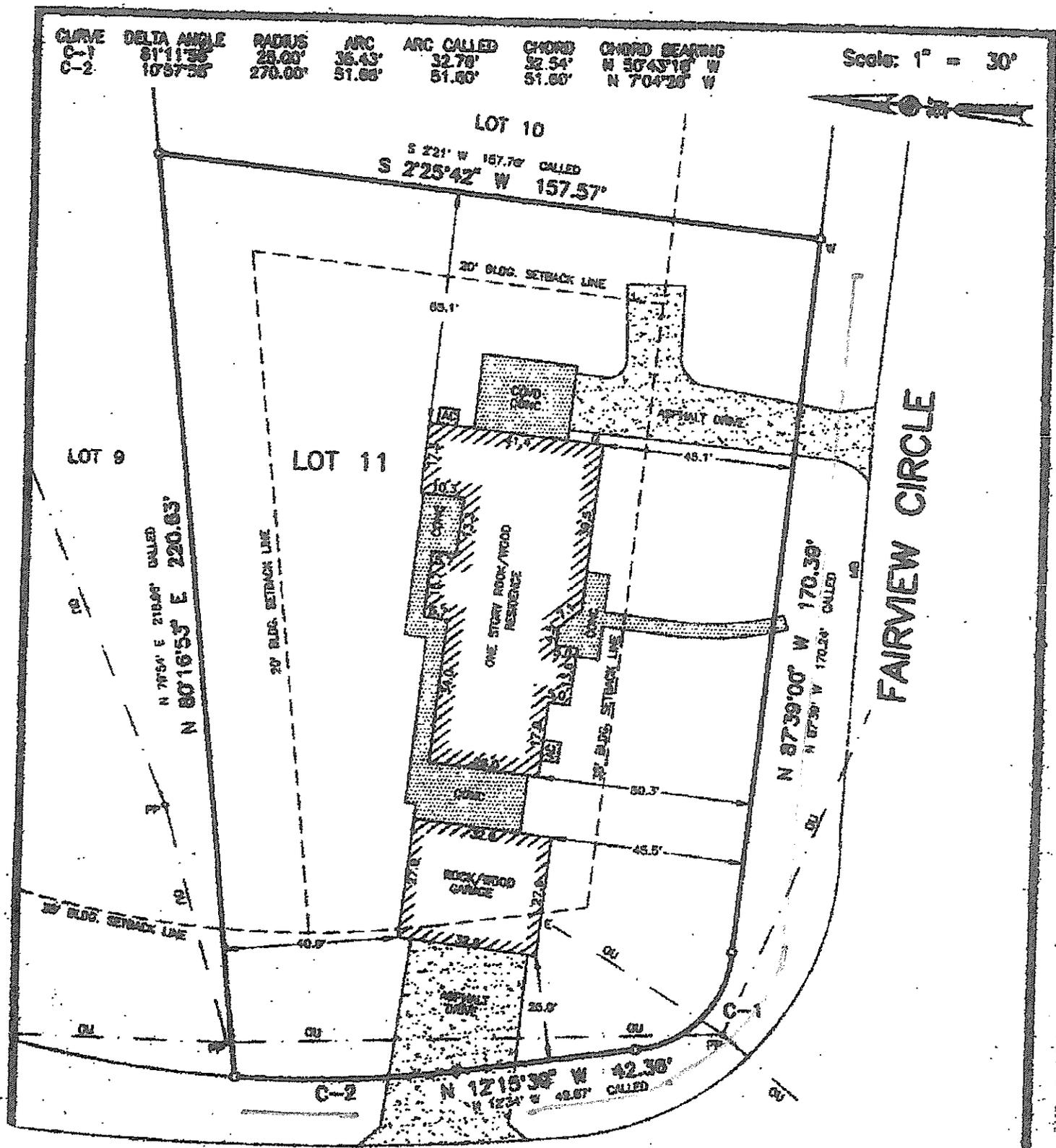
NOTE: Read rear side for additional information or requirements. Plans, drawings, etc., required for your project must be submitted with application. The builder must comply with City Ordinances and Codes. Site must be kept free of trash/debris throughout entire project. All projects require a FINAL inspection. Information provided must be legible.

Gary A. Mallett Applicant's Signature GARY A. MALLETT Print Name _____ Processed By _____

NO WORK AT, OR MATERIALS DELIVERED TO, SITE BEFORE A PERMIT IS ISSUED!

CURVE	DELTA ANGLE	RADIUS	ARC	ARC CALLED	CHORD	CHORD BEARING
C-1	81°11'59"	28.00'	36.43'	32.78'	52.54'	N 56°45'18" W
C-2	10°57'25"	270.00'	51.66'	51.66'	51.66'	N 7°04'20" W

Scale: 1" = 30'



FAIRVIEW CIRCLE

LEGEND:

- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- OVERHEAD UTILITIES
- MAILBOX
- AIR CONDENSER
- 1/2" IRON BDD FOUND
- P.I.C. NAIL SET

LOCATED IN FLOOD INSURANCE

Adjacent Neighbors to 21401 Fairview Circle

Jay and Joe Hamm	21400 Fairview Circle; Garden Ridge, Texas 78266
Nancy Butler	21751 Fairview Dr.; Garden Ridge, Texas 78266
Mark & Francis Wiggins	21712 Fairview Dr.; Garden Ridge, Texas 78266
Bradford & Carol Messer	21409 Fairview Circle; Garden Ridge, Texas 78266
Irene Stapper R Living Trust	21410 Fairview Circle; Garden Ridge, Texas 78266
Glenn & Lisa Mueller	21825 Fairview Dr.; Garden Ridge, Texas 78266

**SECTION 8
GENERAL PROVISIONS**

- 8.1. PLATS. All land uses, other than farm and ranch agriculture uses allowed under the Residential-Agriculture District shall be platted following procedures in City Ordinance #7, as amended, at time of the rezoning application. All lots less than ten (10) acres shall be platted prior to any new construction. All applications for a building permit to construct a new building, including accessory buildings, shall be accompanied by a plot plan prepared and certified by a registered engineer or land surveyor. The plot plan shall be drawn to scale with all dimensions showing accurately size, exact location of all new construction and a drainage plan related to adjacent lots.
- 8.2. FLOOD HAZARD AREAS. The use and development of all properties located within designated areas as identified and depicted on the official flood hazard map of the City shall be guided by and conform to the provisions of the Garden Ridge Flood Hazard Ordinance #36, as amended.
- 8.3. STRUCTURE HEIGHT WITHIN CITY.
 - 8.3.1. No tower, pole or other artificial structure (except residential chimney and utility vents and certain broadcast reception antennas) may exceed the ridgeline of the largest building on a lot unless specifically authorized by City ordinance or written authorization from City Council.
- 8.4. FENCES, WALLS AND PLANTS.
 - 8.4.1. Fences immediately surrounding individual trees or shrubs for wildlife exclusion are excepted from all but the height restrictions and repair requirements of this Ordinance.
 - 8.4.2. Height of fences shall not exceed six (6) feet. Pedestrian gates- incorporated into a fence- which are forty (40) inches, or less, wide shall not exceed seven (7) feet in height including ornamentation. The support structures for the above pedestrian gates shall not exceed eight (8) feet in height inclusive of any ornamentation or fixtures. All other fence gates and support structures shall not exceed seven and one-half (7.5) feet in height including ornamentation or fixtures.
 - 8.4.3. Fences shall be kept in good repair.
 - 8.4.4. Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.
 - 8.4.5. Support columns or posts for fences crossing drainage or utility easement shall be at least twelve (12) feet apart. They shall allow removal of the fence for passage through or improvement of the easement.
 - 8.4.6. Fences in, or crossing, drainage easements shall not impede natural drainage. The property owner is responsible for keeping the drainage easement free flowing and clear of obstructing debris.
 - 8.4.7. Barbed wire fence is prohibited in subdivisions and on lots smaller than ten (10) acres.
 - 8.4.8. Electric fence is prohibited along lot lines within subdivisions unless used with a non-electric fence. Electrical fences must have warning signs at intervals no less than twenty (20) feet.
 - 8.4.9. Side or rear fences facing any paved street shall be of metal (sheet metal is prohibited), rock or brick masonry, cement (fencecrete) or stucco finished cement block, wood or chain link. Masonry or cement fences must have an engineered concrete footing and be structurally bound with cement or mortar. Gates and support structures shall be of matching materials consistent with function. Metal or wood may be used for gates in masonry fences.

- 8.4.10. Fences equal to, or less than, two (2) foot high constructed forward of the front plane of the residence shall be of metal, brick, stone or cement masonry matching that of the main structure. Gates shall be metal.
- 8.4.11. Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure. Such fence, including columns, shall not obstruct more than half of the view through the fence. Property fronting Farm to Market (FM) 2252 and FM 3009 may have solid fence (sheet metal is prohibited). Gates and support structures shall be of matching materials consistent with function. Metal may be used for gates in masonry fences. Gates in metal fencing shall be of metal matching the design of the fence.
- 8.4.12. Perennial plants, shrubs or trees shall be placed in front of, and along the entire length of, any fence over two (2) foot high which faces a paved street and which -- exclusive of support columns or posts -- obstructs more than ten (10) percent of the view through the fence at heights over two (2) foot. Plants shall be in place within ninety (90) days of fence completion. Plants shall be at least 24 inches high when planted. Plants, at maturity, shall be capable of covering fifty (50) percent of the fence. The City may direct removal of the fence at owner's expense if plants are not in place within ninety (90) days of fence completion.
- 8.4.13. Fences on commercial and industrial property shall be metal (sheet metal is prohibited), rock or brick masonry, cement (fencecrete) or stucco finished cement block or chain link. Commercial and industrial property, where it adjoins residential lots, shall have a rock or brick masonry, cement (fencecrete) or stucco finished cement block fence six (6) feet high. The City may require higher fences when recommended by the city engineer for abatement of visual or physical agent impact. Masonry or cement fences must have an engineered concrete footing and be structurally bound with cement or mortar. No fence may be forward of the front plane of commercial or industrial structures when the property abuts residential lots. Gates and support structures, inclusive of ornamentation and fixtures, shall be of matching height and materials consistent with function. Metal may be used for gates in masonry fences.
- 8.4.14. Perimeter fencing for subdivisions shall be metal (sheet metal is prohibited), rock or brick masonry, cement (fencecrete) or stucco finished cement block. Masonry or cement fences must have an engineered concrete footing and be structurally bound with cement or mortar. Gates and support structures shall be of matching materials consistent with function. Metal may be used for gates in masonry fences.
- 8.4.15. Retaining walls shall be timber, concrete, concrete or brick masonry or stone. Cement block must have stucco, brick or stone facing. Retaining walls over three- (3) foot high must be structurally sound as determined by an engineer's evaluation.
- 8.4.16. Existing fences and walls must comply with this Ordinance at time of replacement or repair of over thirty (30) percent of the structure.
- 8.4.17. Subdivision entry way structures and gates shall be approved by the City as part of the subdivision plat review.
- 8.4.18. All automatic control gates shall have a clearly visible manual over-ride.
- 8.5. Landscaping is required for all areas disturbed by construction of new buildings and additions over 300 square feet. Landscaping shall be completed within one (1) year from the date of issuance of the Certificate of Occupancy, or final building approval.
 - 8.5.1. Lawn areas must be planted with drought tolerant grasses or other drought tolerant ground cover vegetation. No more than twenty (20) percent of the landscape area can be in St. Augustine grass. On lots over 1.25 acres, ten (10) percent of the landscape area must be xeriscape. The use of





May 5, 2014

City of Garden Ridge

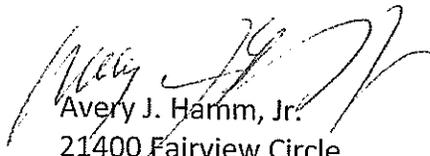
Dear Madam/Sir:

It has come to my attention that my across the street neighbors, Gary & Cherie Mallett, 21401 Fairview Circle, Garden Ridge, TX, have been instructed to remove their newly installed wooden fence as someone has reportedly found it to be objectionable. If I, as the across the street neighbor who sees it each day and don't find it objectionable, nobody should as I have a direct view of the fence.

There are much more objectionable sights in this neighborhood than this fence. These sights are and have been allowed to exist without objection.

If there are other reasons that the fence should be removed other than that which was stated then I have no suggestions to that end.

Sincerely,



Avery J. Hamm, Jr.
21400 Fairview Circle
Garden Ridge, TX 78266

July 30, 2014

City of Garden Ridge
ATTN: City Secretary
9400 Municipal Parkway
Garden Ridge, TX 78266-2600

Ref: Your Letter, Notice of Public Hearings, dated July 24 re petition by Gary A. Mallett

Dear Madam:

We are not certain that we will be able to attend the public hearing scheduled for August 12, 2014 since our sister is gravely ill and we may need to be away to attend her. Even if we were here, we would not be able to verbalize in a public setting as we can do in writing.

We strongly object to the approval of this petition to allow the continued existence of a wooden split rail fence.

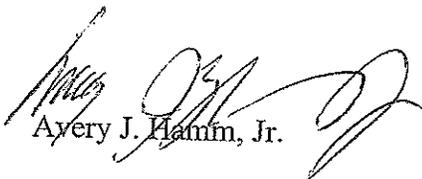
This fence was erected without prior approval of the City of Garden Ridge, on city right of way, and has been allowed to remain in violation of the two cited ordinances. This appears to be the way Mr. Mallett approaches compliance since he has a motor home and a large boat on his property in violation of other city ordinances which, as we understand, require that such items be placed on concrete, asphalt or gravel slabs.

The appearance of his property is a disgrace and should be brought into compliance. We would challenge the city authorities to find any other property within the city that nears his in appearance. Yes, the Butler residence has some issues; however, the family, since the passing of Mr. Butler, has been attempting to remedy this situation.

We have not objected to the appearance of the Mallett property previously in an attempt to keep peace and be neighborly; however, this latest violation makes one wonder what else might be coming. Mr. Dave Thomas who previously owned the adjoining property has said that he lost several prospective sales because of the next door appearance and we are afraid if and when we or our successors decide to sell our property, how much will the across the street appearance devalue our property.

We would beg the commission to deny this variance and require the entire property to be brought in compliance.

Sincerely,


Avery J. Hamm, Jr.


Teresa J. Hamm

July 31, 2014

City of Garden Ridge

Attn: City Secretary
9400 Merivale Parkway
Garden Ridge, TX 78266-2600

Re: Notice of Public Hearing, dated July 24

Dear Madam

I will not be able to attend the hearing due to a prior commitment. Since I am 89 years old and live alone I do not want to make someone else at me that live across the street.

I do not see why this matter had to be voted on. If it is a violation of the city ordinance that should be enough of a reason to deny the pretension. The fact it is on city property should be enough for you to deny it. The fence is not very pretty to see every day that you pass by it or in your front yard. Due to my age, very soon my property will be for sale and it would not attract a

buyer -

Please consider these facts when it comes to
for a vote -

Sincerely,

Gene R. Stepper

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CITY OF GARDEN RIDGE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on August 12, 2014 at 6:00 p.m. The public hearings will be held in the Garden Ridge City Hall Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider:

- a) A petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way:
 - i. 8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.
 - ii. 8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure.

The public is invited to attend and submit oral or written comments on this matter.

S/: Shelley Goodwin, TRMC
City Secretary

Sign for Sumac Cove Entrance to Forest Waters

Request approval of entry sign for the Sumac Cove portion of Forest Waters.

Sign to be made of redwood with 4x4 posts and 2x8 panels finished with two coats of Waterlox Marine Sealer and three coats of Waterlox Marine Finish. Letters are made of Poplar finished with two coats of Rust-oleum High Performance Primer and three coats of Rust-oleum High Performance Enamel in satin black. Capitals are 9 inches and small letters are 6 inches. See photo.

Overall height is approximately 58 inches, by 58 inches wide.

Gary Prescott 651-0960

For Forest Waters Neighborhood Association

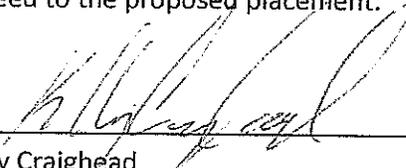


PHOTO IS APPROX 1/4 MILE
- 50 FEET

July 23, 2014

The Waters Church is proposing to the City of Garden Ridge the placement of a directional sign for the church at the corner of FM 3009 and Schoenthal. Please see attachment for detailed placement and size as per city ordinance.

Kelly Craighead, the representative of The Waters Church, and Dan Rittimann, property owner, have agreed to the proposed placement.



Kelly Craighead



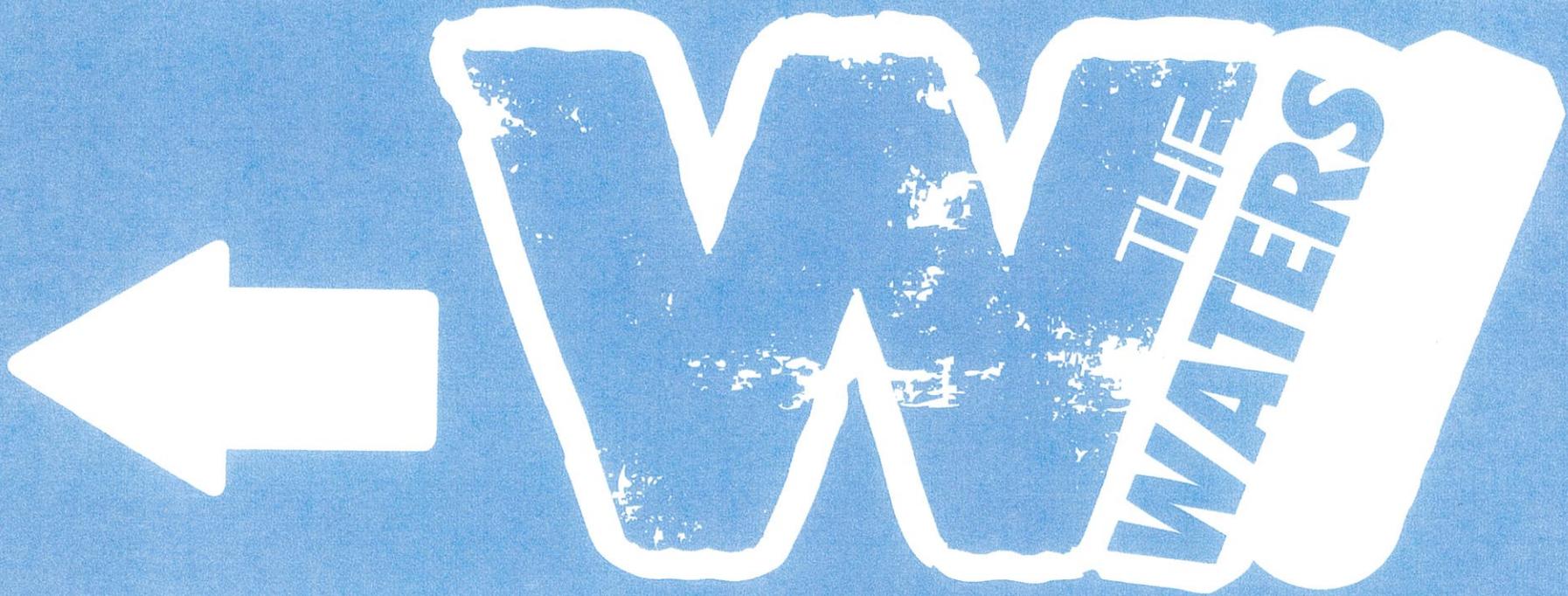
Dan Rittimann

Please call @ 210 913 4602 for Kelly Craighead



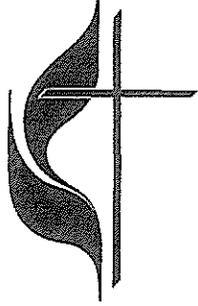
This is the corner of 3009 E. Schornthal loop.
The sign will adhere to the ordinance. The top edge of the sign will be no higher than 6' from the ground. The perimeter of the sign will be a total of 14'. It'll be 4' x 3'

[Signature]



COME THIRSTY

LEAVE REFRESHED



Senior Pastor
Chris Bistline

Associate Pastor
Jim Jacob

20377 FM 2252
San Antonio, TX 78266

Office
830-606-6717
Fax
830-606-2368
Preschool
830-624-1429

Email
Admin@bracken-umc.org

Website
www.bracken-umc.org

Administrative Assistant
Shelly Morgan

Youth & Contemporary
Worship Director
Gabe Rios

Preschool Director
Michelle DeLeo

Music Ministries
Director
Kathy Roden

Traditional Music Director
Linda Waite

Children's Ministry Director
Jessica Cantu

Bracken United Methodist Church

4 August 2014

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

Subject: Placement of Pumpkin Patch signs for Bracken UMC

Dear Ms. Cain:

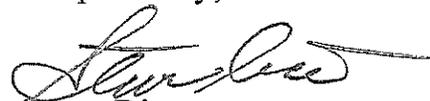
As Chairs of the 2014 Bracken UMC Pumpkin Patch, we are requesting approval from the City of Garden Ridge for the placement of promotional signs for this year's Pumpkin Patch. As in the years past, we will be placing the signs on or in the front of Church member's properties, with their permission. The signage will be up for forty-one (41) days, starting Saturday or Sunday the 20th/21st of September (our first delivery truck arrives on the 22nd).

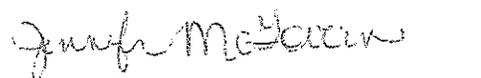
We will place a banner on the fence on the northeast corner of FM 2252 and FM 3009. This property is owned by Dennis Wetz. The banner will be placed next to the permanent Bracken UMC sign currently in place there.

A second Pumpkin shaped wooden sign will be placed in front of the home of Annette Hawkins at 19831 FM 2252. The third sign will be located in front of the home of Greg and Nancy Rathburn at 20218 FM 2252.

Thank you for your consideration of our request for the City's approval of the placement of these signs for our 2014 Pumpkin Patch.

Respectfully,


Steve Rice
2014 Pumpkin Patch Chair


Jennifer McGovern
2014 Pumpkin Patch Co-chair

August 20, 2014

To: Water Commission Chairman Bower and
Water Commissioners

From: City Administrator Cain

The City of Garden Ridge ongoing Capital Improvement Project required the city to obtain a drainage easement through property owned by Carmen Morales at 20325 Grass Creek for the installation of drainage culverts and grading of a drainage channel. During the negotiation of the easement with Mrs. Morales the city agreed to reestablish the lawn and associated landscaping that was disturbed by the necessary work through the drainage easement. The City of Garden Ridge requests a variance to water newly laid sod and any other landscape that is disturbed during work performed in the drainage easement through Mrs. Morales's yard. The variance requested would be for a period of 60 days upon completion of the drainage improvements through the drainage easement on her property and installation of new sod and landscape within the drainage easement.

August 19, 2014

To: Chairman Bower and Water Commission

From: City Administrator Cain

I was contacted by Lloyd Lohman inquiring if the City of Garden Ridge would be interested in leasing 3 acre feet of Edward's water rights that he has available for lease. Mr. Lohman has stated that he would lease the water rights to the city at \$138.50 per acre foot annually for a lease term of three years.

The City is currently in a lease agreement with Mr. Freisenhahn for 15 acre feet of Edward's water rights at \$135 per acre and an additional 50 acre feet beginning January 1, 2015 for a period of five years. The City is also leasing 400 acre feet of Edwards Water Rights from the City of Schertz at a rate of \$138.50 per acre foot for a period of two years with an additional year option.

The city's cost for the lease of an additional 3 acre feet of Edwards water rights equates to \$415.50 annually with a full lease term cost of \$ 1,246.50. The City will pay the required EAA fees.

Mr. Lohman has stated that he will hold the water rights until he hears back from me on the City's desires.

Garden Ridge Water Search Committee

Report to City Council

September 3, 2014

Objectives

The Water Search Committee was tasked to:

1. Identify potential sources of additional water for the City of Garden Ridge
2. Estimate their initial and on-going costs, technical and legal risks, and time to complete
3. Emphasize finding additional source(s) before the current lease with the City of Schertz expires

27 Potential Sources Identified

These can be summarized in groups as follows:

- Extend the lease from the City of Schertz
- Buy additional Edwards water rights
- Purchase water from various entities
- Participate in a water pipeline project
- Drill new well(s)

Extend the Lease with Schertz

- The City of Schertz
 - Stated publicly that they will be needing additional water supplies in the next 5 years
 - Authorized an expensive expansion of their participation in the Schertz-Sequin LGC
- Conclusion:
 - Not a secure long-term solution
 - Might be available for a short period of time
 - Continue to monitor

Buy Additional Edwards Rights

- Need 400 – 500 acre feet (AF) actual water
- At stage 4 that would require 667 – 833 AF
- Current cost approximately \$12,000 acre-foot
Cost if available \$8.0 – 10.0 million
Probably not available at this cost
if at all
- Monitor prices; may want to purchase small quantities at “reasonable” prices

Purchase Water Locally

- Pipeline cost estimated at \$500,000 per mile not including right-of-ways or significant obstacles
- Pipeline costs alone make Rockwall Ranch, SAWS, quarries in New Braunfels, etc. very expensive
- Green Valley and City of Schertz unable to supply our requirements at the current time

Participate in Pipeline Project

- Cibolo Valley and SAWS Vista Ridge completion dates too distant
- Canyon Regional route and completion date too uncertain
- Various other options in discussions only
- Only apparent viable pipeline for Garden Ridge's short-term needs would be the new Schertz-Sequin proposal

Schertz-Sequin Contract Conditions

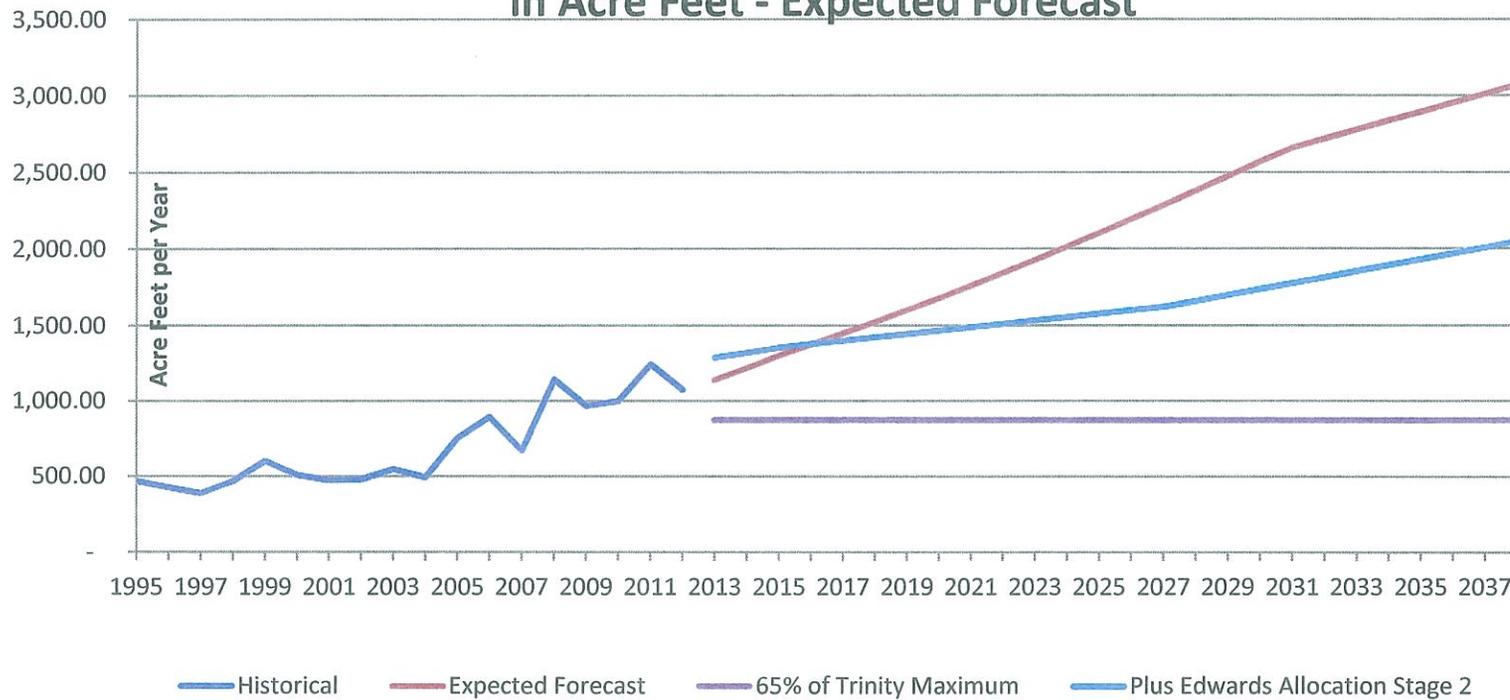
- Take or pay contract: 30 - 40 year term
- Cost based rates with uneven cost sharing
- Would require City of Schertz to “wheel” water to FM 2252
 - Results in further volume controls (gallons per minute ranges, etc.)
 - Adds operational complexities
- Water delivered equally per month / day

Not Only an Issue of
How Much Water
Garden Ridge Needs

But When does Garden Ridge
Need the Water?

Need Forecasted at 500 Acre Feet per Year

Historical and Projected Pumpage w/Capacity Overlay in Acre Feet - Expected Forecast



Additional Water Needed

Limited Restrictions – Drought Conditions

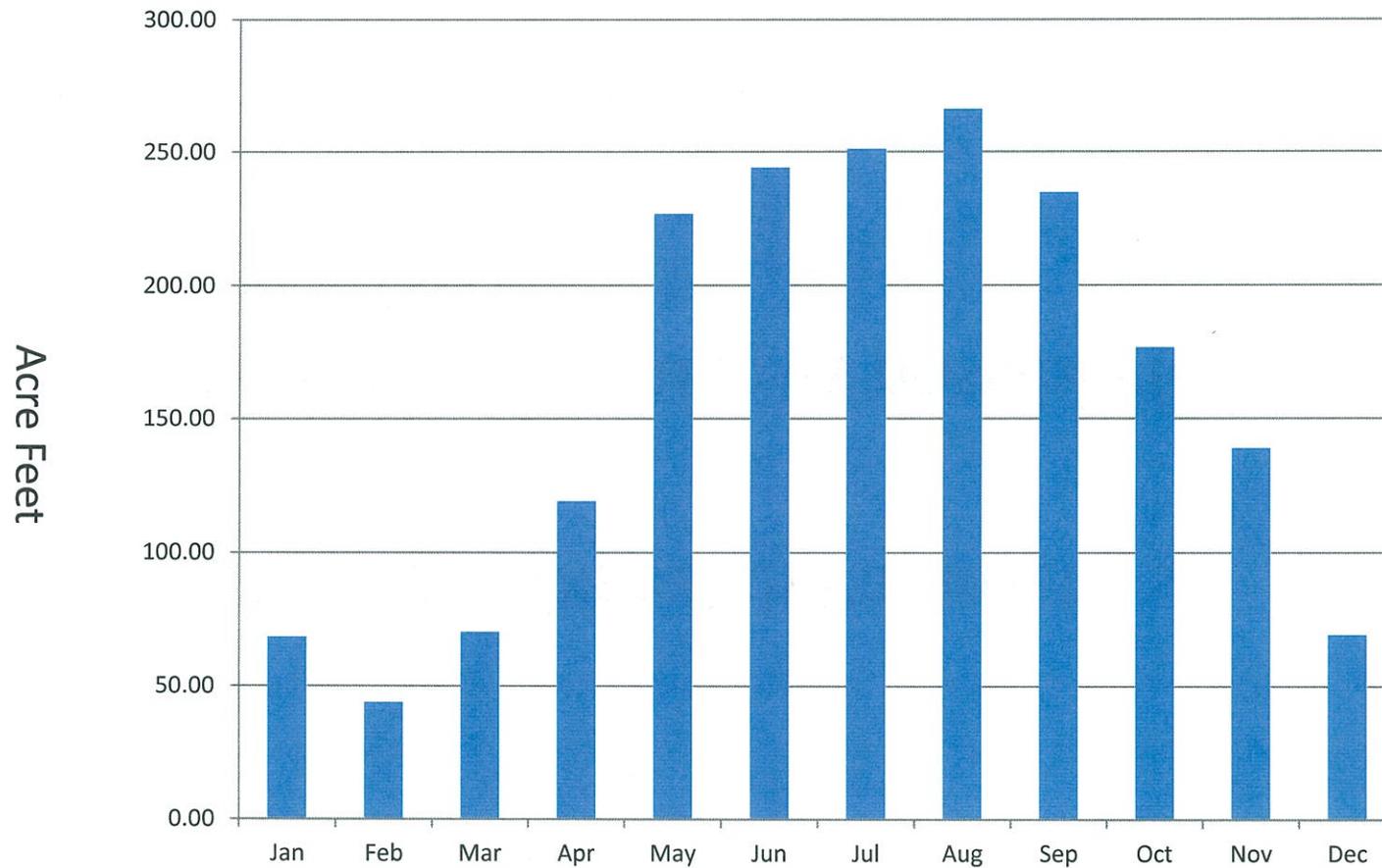
400 - 500 acre feet additional water required

- Last year's forecast showed a shortage of 500 acre feet
- The new SCADA capabilities and associated changes to operating parameters the Trinity may produce up to an additional 100 acre feet

Needed to Estimate Use per Day

- Projected daily 2018 water requirements
- Hot, drought conditions
- Continued trend of new housing units using more irrigation water than traditional areas
- Based usage on 2010 2011 historical data
 - Record pumpage
 - Drought conditions
 - Limited irrigation restrictions at those times

Projected Daily Use by Month 2018

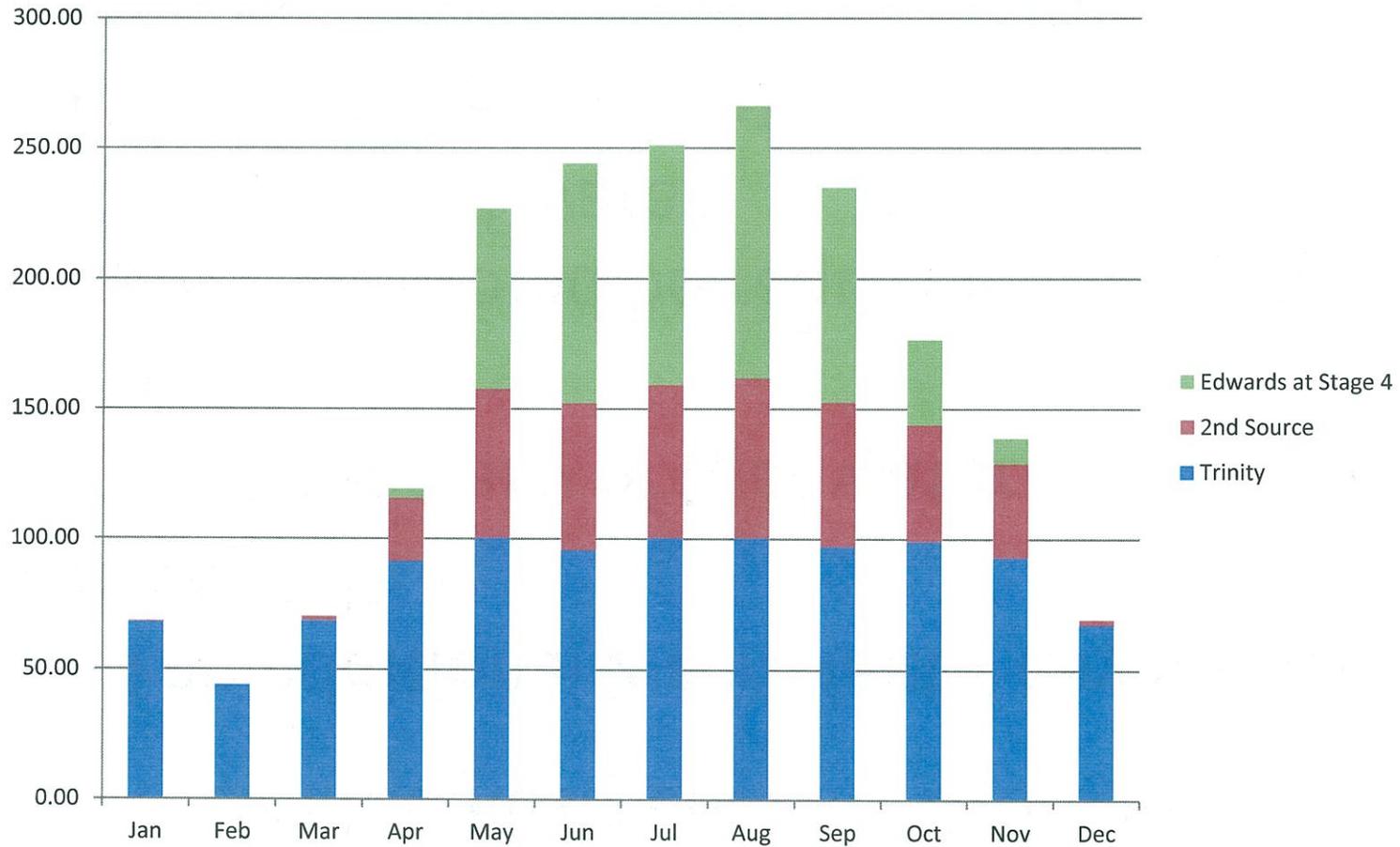


Simulated System Operations

Ideal Dispatch Parameters:

- Run the Trinity as much as possible (4 hour rest period per day)
- Use all Edwards rights to meet peak demand
- Solve for least levelized amount to meet demand

Additional Water Only Needed Half the Days in a Year

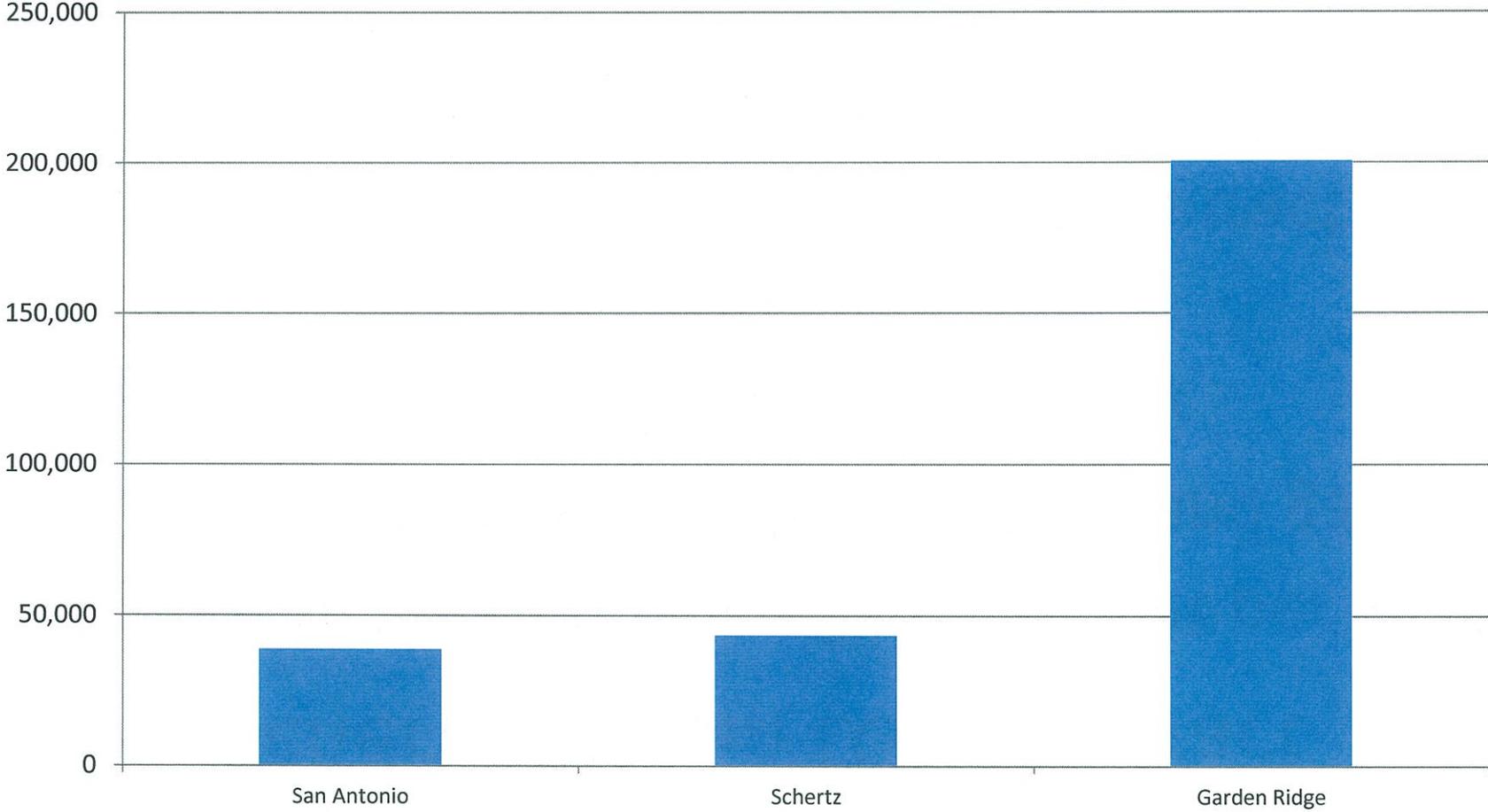


Water from Pipeline Contract

Limited Restrictions – Drought

- Need an additional 2 acre feet / day during peak periods
- Does not need any of that water about half the time
- However, we would be required pay for the fixed quantity of water
- Would greatly increase the complexity of Garden Ridge's water system operations
- Extremely expensive proposition for irrigation

Estimated Annual Outdoor Water Use Gallons per Average Customer



Financial Considerations

Schertz-Sequin LGC Contract

- Two acre feet per day - 730 acre feet per year
- Current estimate: \$4.55 per thousand gallons
\$1,100,000 per year initially
30 – 40 year commitment
- Rate not guaranteed – cost basis contract
- Rates will increase over time as costs rise
- Deliveries could be interrupted or reduced
- Annual commitment to pay would remain

Drill New Trinity Well

- Various options were noted regarding drilling a new Trinity well
 - Drill through existing Edwards wells at Timber Rose, Fairview Circle, Bracken Church, etc.
 - Revisit abandoned well at old City Hall
 - Drill on new site

Drilling a Trinity Well

Presentation by Bill Stein from
WBG Guyton July 15, 2014

- Drilling a well is never guaranteed
- However, Garden Ridge is located in a very favorable location
- No one site in Garden Ridge is seen superior to any other

Trinity Hydrology

- Recent Green Valley and NBU wells were upper Trinity wells
- Garden Ridge's current Trinity well was designed to be a middle Trinity well, but recent analysis indicates it might also be an upper Trinity well.
- The abandoned well at the old City Hall was not perforated at the upper Trinity

Proposal

- Go back into the abandoned well
 - Perforate the casing to access the upper Trinity
 - Estimated cost \$15,000 – 25,000
- If water found, continue testing
 - Estimated cost through acidizing and testing - approximately \$150,000
- If productive, develop well infrastructure
 - Guess the cost at \$1.5 – 2.0 million

What we would Learn

Potential Outcome

- Little or no value in old well
- 150 – 300 GPM output

Impact on Future Actions

- Consider other options
 - Increased conservation
 - Look for Edwards rights
 - Other
- Develop well – consider other options as needed

Financial Recap

- Annual System Revenues – approx \$1.4 million
- Pipeline contract \$1,100,000 per year*
- Edwards rights At least \$8.0 million *
 - Based on current estimate of \$12,000 acre/foot
 - Because of volume needed, actual cost would likely be much higher
- Develop abandoned well – estimate \$1.5 – 2 million

* Plus infrastructure costs

Summary

- Schertz lease is not a long-term solution
- Pipeline contracts are very expensive and complex – only one available in the near term
- Edwards rights is a very expensive solution
 - At least \$8.0 million to meet drought conditions
 - Actual cost probably much higher due to quantity needed
- Drilling another Trinity well appears to be the most cost-effective option

City Administrator

From: City Administrator
Sent: Wednesday, August 06, 2014 4:46 PM
To: City Secretary
Subject: RE: Permission to hang annual Garden Ridge Lions Banners on City Property

Mr. Steele,

The banner request from the Garden Ridge Lions Club is approved as requested below for the Fish Fry, Bar-B-Que & Auction. Please let me know if you have any questions.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: City Secretary
Sent: Wednesday, August 06, 2014 12:02 PM
To: City Administrator
Subject: FW: Permission to hang annual Garden Ridge Lions Banners on City Property

From: Larry Steele [<mailto:lsteale002@satx.rr.com>]
Sent: Wednesday, August 06, 2014 11:39 AM
To: City Secretary
Subject: Permission to hang annual Garden Ridge Lions Banners on City Property

PLEASE FORWARD REQUEST TO NANCY CAIN:

August 6, 2014

Dear Ms. Nancy Cain/City Administrator:

The Garden Ridge Lions Club requests permission to hang three banners up on city property in support of our annual

FISH FRY, BAR-B-QUE & AUCTION. The details of this request are listed below:

INFO ON BANNER: Date & Location of our Fish Fry, Bar-B-Que & Auction

SIZE OF BANNER: 4' x 8'

LOCATION & DATES OF BANNER:

Sep 4

Bat Cave/2252-1 each

*3009/2252-1 each

Oct 4 (day of event)
City Hall-1 each

* We will also request permission from Mr. Monroe or Deanna Wetz for their permission since this is private property.

We want to thank you for your past support and hope to count on your continued support in this endeavor.

Sincerely yours

Larry Steele, Garden Ridge Lions Club
Vice-President
lsteel002@satx.rr.com

City Administrator

From: Kim Ryan <kryan25@yahoo.com>
Sent: Sunday, August 17, 2014 4:44 PM
To: Public Works
Cc: City Administrator
Subject: Week 8-18-2014 thru 8-24-2014

Royce/Steven,

Good morning this week we have No scheduled events!

Also a Big Shout Out to Steven, Stanley, Duane and anyone else involved in the painting of the Community Center 😊Awesome Job!!!

Work Orders: none

Thanks guys,
Kim

8/13/14

Dear Royce -

Thank you so much
for your great
presentation Monday
night. We so appreciated
your insight and your
thoughtfulness in
answering our questions.

We are very grateful
for all your help all
these years in so many
ways. We appreciate you.

Mark & Lora Langthorp

**GARDEN RIDGE COMMUNITY CENTER
MONTHLY REPORT
July 21st thru August 20th, 2014**

New Events Booked in Current Month	Charged	2
	No Charge	0

2013-2014

Total Number of Events for the Month	4
Events cancelled in for the Month	0
Total Number of Days in Use for the Month Wildflower Room Only	5

2012-2013

Total Number of Events for the Year	81
Total Number of days Used for the Year	261
Total Number cancelled for the Year	4
Wildflower and Bluebonnet Room	

Past years	# of Events	# of Days
2011-2012	76	257
2010-2011	72	241
2009-2010	65	208
2008-2009	67	199
2008	53	190
2007	58	183
2006		139
2005		116
2004		81

7/21/2014 THRU 8/20/14

MAJOR PERMITS

Permit #	Address	Builder	Sq Ft.	Value \$	Permit Fees
0706 -14	2882 Fair View Circle	S. S. Homes	3,220	\$ 418,600.00	\$ 2,882.00
0714 -14	9340 Blue Bell	Owner U Build It	3,522	\$ 457,860.00	\$ 3,313.20
TOTAL			6,742	\$ 876,460.00	\$ 6,195.20

MINOR PERMITS

Permit #	Address	Builder	Project	Permit Fees
0704 -14	20592 Timber Rose	Mr. Erwin INC	Minor HVAC	\$ 200.00
0705 -14	8831 Cherokee Path	Paradise Deck & Spa	Outdoor Kitchen	\$ 425.00
0707 -14	20519 Cedar Cavern	Friesenhahn & Marbach	Driveway	\$ 125.00
0708 -14	20764 Wahl Lane	Converse AC3 Heating	Minor HVAC	\$ 100.00
0709 -14	21302 Hampton Park	Anthony & Sylvan Pool	Pool, Deck	\$ 503.00
0710 -14	21935 Bat Cave	A&A Plumbing	Minor Plumbing	\$ 100.00
0712 -14	19121 FM 2252	Templeman Animal Hospit:	Minor Electric	\$ 125.00
0713 -14	21322 Hampton Park	Southeran Comfort Solutions	Pavilon, Deck	\$ 345.00
0715 -14	9840 Trophy Oaks	Climate Control	Minor HVAC	\$ 100.00
0716 -14	8418 Wild Wind Park	Garcia Fencing	Fence	\$ 125.00
0717 -14	22009 Senna Hills	Climate Control	Minor HVAC	\$ 100.00
0718 -14	20515 Whall Lane	Bryan Lantzy	Minor Garage Ent.	\$ 144.00
0719 -14	21340 Gunther Grove	Concept Homes	Patio Cover	\$ 333.00
0720 -14	9861 Trophy Oaks	Keith Zars Pools	Pool, Deck	\$ 475.00
TOTAL				\$ 3,200.00

TOTAL MAJOR FEES FOR THE MONTH	\$ 6,195.20
TOTAL MINOR FEES FOR THE MONTH	\$ 3,200.00
TOTAL ALL PERMIT FEES FOR THE MONTH	\$ 9,395.20

TOTAL MAJOR PROJECTS VALUE FOR THE YEAR	\$ 15,935,530.00
TOTAL MAJOR PROJECTS SQ FT. FOR THE YEAR	\$ 122,581.00

TOTAL MAJOR PERMIT FEES FOR THE YEAR	\$ 98,331.68
TOTAL MINOR PERMIT FEES FOR THE YEAR	\$ 32,636.38
TOTAL ALL PERMIT FEES FOR THE YEAR	\$ 130,968.06

**Water Managers
Monthly Department Report
Aug-14**

	2013						2014						Report Date Actual Month
	Edwards		Trinity		Total	Quarterly	Edwards		Trinity		Total	Quarterly	
	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	
January	193,000	0.59	17,104,000	52.49	53.08		0	0.00	16,743,000	51.38	51.38		Actual
February	719,000	2.21	21,458,000	65.85	68.06		1,000	0.00	17,438,000	53.52	53.52		Actual
March	4,110,000	12.61	26,692,000	81.91	94.53	215.67	567,000	1.74	20,501,000	62.92	64.66	169.56	Actual
April	9,909,000	30.41	15,193,000	46.63	77.04		5,793,000	17.78	25,304,000	77.66	95.43		Actual
May	7,721,000	23.69	17,984,000	55.19	78.89		6,107,000	18.74	24,441,000	75.01	93.75		Actual
June	6,332,000	19.43	24,024,000	73.73	93.16	249.08	27,186,000	83.43	4,145,000	12.72	96.15	285.33	Actual
July	13,417,000	41.18	25,658,000	78.74	119.92		30,026,000	92.15	6,424,000	19.71	111.86		Actual
August	16,315,000	50.07	28,135,000	86.34	136.41		16,084,000	49.36	8,943,000	27.45	76.81		8/1-8/20
September	6,103,000	18.73	18,140,000	55.67	74.40	330.73	0	0.00	0	0.00	0.00	188.67	
October	26,000	0.08	17,363,000	53.29	53.36		0	0.00	0	0.00	0.00		
November	866,000	2.66	15,491,000	47.54	50.20		0	0.00	0	0.00	0.00		
December	30,000	0.09	0	0.00	0.09	103.65	0	0.00	0	0.00	0.00	0.00	
TOTAL	65,741,000	201.75	227,242,000	697.38	899.13		85,764,000	263.20	123,939,000	380.35	643.55		
							<i>Total Edwards Allocation: 1,002.187</i>				<i>Unused 788.047</i>		

Current Edwards Permits

Allocated Pumpage	CO00139	P100-767	484.071	Acre Feet	Year Comparison: January/December – January/December (- 1 month)
Purchase	BE 00109I	P100-327	2.000	Acre Feet	2013 2014
Purchase	ME 00417D	P101-185	1.301	Acre Feet	Edwards: 58,716,000 gals 180.20 ac/ft. 85,764,000 gals 263.20
Purchase	ME 00479I	P101-315	3.895	Acre Feet	Trinity: 176,248,000 gals 540.88 ac/ft. 123,939,000 gals 380.35 ac/ft
Purchase	UV 00437I	P101-699	2.000	Acre Feet	Total: 234,964,000 gals 721.08 ac/ft. 209,703,000 gals 643.55 ac/ft
Purchase	UV 00461I	P101-752	4.000	Acre Feet	
Purchase	UV 00478I	P101-801	2.000	Acre Feet	Difference from 2013 – 2014: 25,261,000 gals 77.53 ac/ft. less usage
Purchase	UV 00537H	P101-959	2.000	Acre Feet	
Purchase	UV 00576I	P102-040	14.000	Acre Feet	Water Connections: 2013 – 1518 2014 - 1540
Purchase	UV 00630G	P102-146	1.760	Acre Feet	
Purchase	BE 00081AE	P100-200	62.000	Acre Feet	Avg. usage per connection for August 2014: 16,251.298 gals
Transfer	CO00119AAP	P102-564	0.660	Acre Feet	
Transfer		P103-312	4.500	Acre Feet	
Transfer		P102-416	2.000	Acre Feet	
Transfer	Keith Zar Pools	P106-186	1.000	Acre Feet	
Lease	City of Schertz		400.000	Acre Feet	
Lease		P105-780	15.000	Acre Feet	
Lease	BVFD	P102-302	-0.300	Acre Feet	
Total Edwards Allocations Available			1001.887	Acre Feet	

Monthly Well Progress Report

Trinity Well Status: Static Level: July 21 st : 189.0' Aug 21 st : 178.2' Inc. /Dec: - 10.8'
Pumping Level: July 22 nd : 106.2' Aug 20 th : 94.5' Inc. /Dec: - 11.7'
Edwards Wells Status: Static Level: July 21 st : 33.9' Aug 21 st : 30.3' Inc. /Dec: - 3.6'



New Meter Installations	2	Meter Replacement	6	Main Breaks	0
New Service Line Inspections	3	Service Line Replacement	0	Service Line Leak Repair	3
Irrigation System Inspections	3	Fire Hydrant Maintenance	4	Leak Adjustment	1
Toilet Rebates	0	Washing Machine Rebates	0	Hot Water on Demand System Rebates	0

Projects:

CIP. Water line being installed on Bluebell. Service lines and fire hydrants being installed on Blazing Star Trail. Will pressure test and do Bac "T"s the first week in September.(Phase 5). The drainage and streets to follow.



GARDEN RIDGE POLICE DEPARTMENT

**AUGUST REPORT
JULY 21 – AUGUST 20**

CALLS FOR SERVICE

Location	Calls	Code	Water	Total
ARROWOOD	4			4
BAT CAVE ROAD	1			1
BENDSEIL	1			1
COUNTRY OAK ESTATES	5			5
ENCLAVE AT GARDEN RIDGE	0			0
FM 2252	18			18
FM 3009	15			15
FOREST WATERS	12			12
GARDEN RIDGE ESTATES	16	2		18
GEORG RANCH	11	2	10	23
MUNICIPAL COMPLEX	5			5
NACOGDOCHES LOOP	0			0
OAK MEADOWS ESTATES	2	2		4
PARK LANE ESTATES	3	1		4
REGENCY OAKS	3	1		4
SCHOENTHAL ROAD	1			1
THE FOREST OF GARDEN RIDGE	2			2
THE PARK AT GARDEN RIDGE	1			1
TROPHY OAKS	13	2	3	18
TWISTED OAKS	0			0
WILD WIND	5	4	2	11
WOODLANDS OF GARDEN RIDGE	3			3
COUNTY	7			7
OTHER	3			3
TOTALS	131	14	15	160

ARRESTS – 8

ALARM PERMITS – 3

CRASHES – 6

ALARMS – 21

SOLICITOR PERMITS – 0

LOCATION	PROPERTY	INJURY	FATAL
19300 BLK FM 2252	VEHICLE VS DEER	0	0
19500 BLK FM 3009	2 VEHICLES	0	0
19400 BLK FM 2252	VEHICLE VS TREE	1	0
19501 BLK FM 3009	2 VEHICLES	0	0
21000 CEDAR BRANCH	VEHICLE VS MAIL BOX	1	0
19500 FM 2252	2 VEHICLES	0	0

ENFORCEMENT (122) *Citations – 37 *Warnings – 85

INCIDENTS and ARRESTS

- 7/21/14- After being stopped for soliciting, one subject was arrested for a warrant.
- 8/1/14- After being stopped for no front license plate, the driver was arrested for DWLI (MB).
- 8/3/14- After being stopped for speeding 69/55, the driver was arrested for DWLI (MB).
- 8/7/14- After being stopped for an expired inspection sticker, the driver was arrested for NO DL.
- 8/8/14- After being stopped for an expired inspection sticker, the driver was arrested for DWLI.
- 8/11/14- After being stopped for an expired inspection sticker, the driver was arrested for DWLI (MB).
- 8/15/14- After being stopped for a defective break lamp, the driver was arrested for DWLI (MB).
- 8/19/14 – After being stopped for an expired inspection sticker, the driver was arrested for DWLI (MB).

SAFETY TIP:

With school back in session, we would like to remind everyone that cell phone usage is prohibited in all school zones. This will help us all be mindful and aware while driving on and around Garden Ridge Elementary.

SAVE THE DATE:

The Garden Ridge Police Department would like to invite all the citizens of Garden Ridge to our National Night Out.

October 7th, 2014
7pm – 9pm
Garden Ridge Community Center

TRAINING

- 8/4 “Developing Leaders for TX LE III”
 - Cpl. Thoemke
- 8/12 “Glock Training”
 - Ofc. Simkins
- 8/13 “Use of Force for Peace Officers”
 - Ofc. Pelata
- 8/18 “TCIC/NCIC”
 - Ofc. Kelley