

THE

# FRONT PORCH News



News and Information from the City of Bulverde and our Neighbors  
Issue 11 ☆ November 2015

# THE FRONT PORCH News

CITY OF BULVERDE  
ALL DEPARTMENTS

[HTTP://BULVERDETX.GOV](http://bulverdetx.gov)

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METRO LINE  
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FAX  
830-438-4339

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**Rob Hurst**, MAYOR PRO TEM      **Yvonne Chapman**, COUNCIL

**Kirk Harrison**, COUNCIL      **Gene Hartman**, COUNCIL

**Ray Jeffrey**, COUNCIL      **David Payne**, COUNCIL

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COMMISSIONERS COURT  
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## BSB ECONOMIC DEVELOPMENT FOUNDATION 830-885-4331

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## FRONT PORCH NEWS editor@ci.bulverde.tx.us

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As a City publication, the Front Porch News strives to maintain objectivity and accuracy in all published content. The newsletter must remain neutral in the publication of content that may be considered controversial, biased, or inflammatory within the community (e.g., political content or opinions, religious material, etc.). The newsletter differs from a newspaper in that opinion pieces are typically not included. Publication of contributing partner content is subject to review for applicability and appropriateness of a publicly funded communication initiative. The newsletter is produced in part through public funding, and is accordingly governed by the regulations set forth in Texas State Law.

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# MAYOR'S POINT

**Bill Krawietz**  
Mayor of Bulverde, TX

The new Walmart store opened in Bulverde as the main anchor tenant of the Singing Hills development on September 23rd. At 187,000 square feet, it is the largest footprint store the company builds, and is a testament to the pent up retail demand that exists in our area. As the retail anchor of the development, it will not only attract other businesses, but also attract customers from a larger geographic area than previously seen in our City. Bringing new customers and clientele to our area is good for all businesses. Having opportunities to shop local, and keeping our sales tax dollars local, is good for the community.

The community's reaction to the store's opening is definitely varied. Some could not wait for it to open, while others say it's the demise of our beautiful Hill Country way of life.

As I have said many times before, the City of Bulverde can't stop growth and development; we can only manage it and guide it. Texas is a very strong property

rights state. Being familiar with all the minute details of the project, I can honestly say that the City worked tirelessly to limit the negative impacts and make the store, and the whole development, the best it can be. To me, it's the best looking Walmart I've ever seen.

Yes, the development required a new stoplight on Hwy 46 that we all must now contend with, but the new intersection also helped eliminate the mid-afternoon traffic stacking on 46 that was being caused by the Bill Brown elementary after-school pick up. When plans for a proposed light on 281 for the project were originally released at a TxDOT public hearing a couple years back, the community outrage was overwhelming. However, the City was also able to work with the developer and TxDOT to change the proposed stoplight on US 281 instead into two "enhanced turnarounds" that help keep that highway traffic flowing.

It seems like once the City finds a solution to one issue, there are typically three more to deal with. Our area is growing at an exceptional rate. Comal county is the 9th fastest growing county in the entire United States. Like Walmart, the Texas Hill Country is an anchor that attracts people from all over. Currently there are residential projects in the planning or construction phase that will likely double or triple the population of western Comal county over the next ten to twenty years.

*(Continued on page 4)*



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(Continued from page 3)

Bulverde is definitely receiving its fair share of the roughly one thousand people who move to the State of Texas per day. Like it or not, they are coming.

What this means to homebuilders and developers is opportunity or units. And they want to build as many units (or homes) as they can possibly get per acre of land.

Why are the same developers who built successful larger-lot subdivisions years ago now pushing for higher density today? The answer is simple; the cost of land in our area has skyrocketed. They claim large-lot subdivisions just aren't profitable in this current real estate market.

At my last Town Hall meeting, I asked for those who want high-density housing to raise their hands. Out of the approximately 75 people in attendance, not one raised their hands. This was not surprising. The huge outcry from our citizens over the possible installation of a new stoplight on US 281 is nothing compared to those who oppose the onslaught of high-density development. But people seem to keep buying those smaller lots.

More rooftops mean more storm water runoff, more potable water usage, more sewage, more traffic and more headaches for existing residents. Those are all

health, safety, and general welfare issues that the City deals with on new developments. There is also the aesthetic, quality of life, and effects on property value when you place tightly spaced homes next to estate-size homesteads.

So why don't we just ban high-density development? Unfortunately, that is not an option under State law, the development community and their legislative influence in Austin is just too powerful.

Cities can, however, make new developments mitigate their negative impacts, at their own expense. As I have always said, make the new guy pay. They must pay for new roads to be built and/or existing ones to be upgraded. They must pay for water and sewer infrastructure to be put in. They must pay for new parkland and open space dedications, and donate land for new schools. They must pay for storm water detention facilities. While these elements give the City the power to limit development intensity to a point, they may not be as much as many of us would like.

The City of Bulverde will use every tool we have to protect the health, safety and welfare of our citizens and our community. The Bulverde City Council's main goal is to plan for the orderly and managed development of the greater Bulverde area. That is a promise.

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## City of Bulverde 2015-2016 Goals and Near-Term Action Items

### Goal: Plan for the orderly and managed development of the greater Bulverde area

#### Action Items:

- Continue to manage the quality of new growth by implementing a plan to provide for enhanced jurisdictional authority at properties near the existing City limits that have a high probability for near-term development
- Continue to engage with area governmental agencies and non-profit entities (Comal County, Comal ISD, BSB Emergency Services, ESDs, BSB Activity Center, BSB Library, BAHS, GBRA, SARA, etc.) to partner on regional service delivery and facility planning efforts
- Facilitate the completion of a Storm Water Mitigation Measures Plan for the Lewis Creek Watershed, leveraging any available state and federal grant monies where possible
- Facilitate quality public infrastructure enhancements through proactive development negotiations with private developers
- Initiate a regional land use analysis and revise the existing City zoning ordinance as necessary and applicable
- Explore the creation of a Health and Safety Ordinance

- Continue to implement a plan for a regional interconnected wastewater treatment system in the HWY 281 and 46 Commercial Corridor; finalizing and implementing an Impact and Connection Fee analysis for commercial users to pay for these improvements
- Explore viable funding mechanisms for identified capital improvement needs
- Support the efforts of the newly created Comal Trinity Groundwater Conservation District

### Goal: Enhance the viability and vibrancy of the Downtown Bulverde Village area

#### Action Items:

- Explore an implementation strategy for future private and public investments in the Downtown area, as well as any identified code and zoning changes
- Review available Code Enforcement mechanisms to continue to enhance the image of the Downtown Bulverde Village and its entryway corridors
- Explore appropriate "anchor" tenant(s) that could help drive customers to the area
- Continue to work with Comal County on their reinvestment and redevelopment of County facilities in this area
- Explore various marketing strategies, such as roadway identification changes and signage, to better market the area

Continued on pg. 6



John C. Sykes, D.D.S., P.A.



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**Goal: Promote transportation improvements and greater mobility throughout the City and the region**

Action Items:

- Continue to engage TxDOT in US HWY 281 corridor mobility planning efforts and State HWY 46 safety and mobility planning
- Evaluate the use of Transportation Reinvestment Zones and other available regional funding mechanisms to better position the community for leveraging future State and Federal transportation resources
- Evaluate strategic right-of-way and easement acquisitions for potential roadway realignments to enhance community mobility/safety

**Goal: Enhance Parks and Recreation opportunities**

Action Items:

- Complete a Parks and Recreation Master Plan, better positioning the City for grants
- Continue to provide support for long-standing community events that promote community spirit (Bulverde Jubilee, Christmas Tree Lighting, FunFest, etc.)
- Continue to evaluate strategic property acquisitions and equipment installations as needed to enhance the City's Park system
- Continue to support the success and growth of the Bulverde Community Garden
- Explore the creation of a memorial for fallen veterans

**Goal: Facilitate better communication, marketing, and branding of the City in the community and the region**

Action Items:

- Continue to implement strategies to enhance information dissemination to the public via existing media outlets, the Front Porch News, the City's website, and social media elements
- Evaluate options to provide, or enhance, City Entry Features along key transportation corridors
- Implement a rebranding of the community logo, seal, etc.
- Implement opportunities to provide appreciation for community volunteers, community partners, and City employees
- Evaluate ways to enhance civic engagement with the youth in the community
- Engage nearby neighborhoods to market the benefits of City-provided services

**Goal: Promote the managed growth of desirable business development in the community via proactive economic development**

Action Items:

- Continue to utilize the services of the Bulverde Spring Branch Economic Development Foundation to provide proactive economic development for the City and region
- Review and revise the current Chapter 380 Economic Development Incentive Policy
- Facilitate redevelopment opportunities at the former Bulverde Elementary site
- Utilize the EDF to develop goals for strategic and specific business-sector attraction
- Capitalize on existing technology infrastructure already installed in the community by actively partnering to market this community asset at both the state and national level
- Evaluate strategies to utilize regional sales tax growth as a regional funding mechanism for city-provided regional assets and services via partnership opportunities with other community agencies, while maximizing new sales-tax producing businesses being located within the existing City limits



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**Goal: Ensure a strong customer service orientation for all City services**

Action Items:

- Ensure that the City recruits and retains high quality employees by remaining competitive in employee compensation for the greater San Antonio area
- Invest in employees by continuing to provide leadership development and customer service training opportunities
- Initiate a facility needs assessment and upgrade plan to best accommodate the continued provision of quality City services
- Continue to maintain an emphasis on providing community-oriented public safety services within the Police Department , especially via VIPS, POET, and D.A.R.E/SRO programs



# COMAL COUNTY CORNER

by: Sherman Krause

The city of Bulverde is growing, and so are the local park options for Bulverde-area residents.

With an October 30 ribbon cutting, Kleck Park on Stahl Lane is officially open, with three trails that cut through 43 acres of beautiful woods. These trails will give you a workout, whether you're on foot, a bicycle, or maybe even a horse.

Comal County was fortunate to be given this land in the estate of Helen Kleck Vivian last year. We're pleased to provide the western part of the county with a scenic recreation spot that complements the incredibly popular Jumbo Evans Sports Park.

The county bought the nearly 64 acres that would become Jumbo Evans in 1996. Since then the park has grown to include seven soccer fields, four baseball fields, a football field, and tennis courts for use by the residents of western Comal County.

The Commissioners Court continues to fund improvements at the park. In 2016, we've set aside \$169,000 for shade structures and lights at the baseball fields, a septic system for bathrooms near the tennis courts, and a water-storage tank near the football and baseball fields.

Together, Jumbo Evans and Kleck now provide 100 acres of sports and recreation for Bulverde, Spring Branch and the surrounding area. We're excited to continue this tradition of providing and maintaining quality park space.

City of Bulverde

# Big Trash Day

November 7

8AM – Noon



**For City of Bulverde Residents Only**

Located at City Hall, 30360 Cougar Bend

*Progressive will collect all acceptable items as outlined below*

Refrigerators, freezers, air conditioners, or any item containing CFC's must be tagged by a licensed technician certifying Freon removal, white goods (i.e. hot water heaters, washer and dryer machines, bath tubs, stoves, sinks, and furniture)

### UNACCEPTABLE ITEMS

Items comprised of construction or demolition debris or any waste resulting from remodeling, general property clean-up or clearing of the property for the preparation of construction (i.e., cartons, rocks, dirt, concrete, excelsior, gypsum board, metal, paper, plastic, rubber and wood products), or hazardous waste.

- Gasoline, motor oil, paint, chemicals, and similar flammable liquids
- Medical waste (including needles and syringes), animals or human waste
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*The Friends of the Village of Bulverde Extend Special Thanks to the Following for Making the 2015 Jubilee a Huge Success!!!*

**The City of Bulverde  
The Gordon Hartman Family Foundation  
Jeanie and Earle Leonard**

- |                            |                              |
|----------------------------|------------------------------|
| Lea Anzalotta              | Hatch 5                      |
| Bags and Brews             | Laura and Buzz Heye          |
| Kathleen Banse State Farm  | The Hoese Family             |
| Boy Scout Troop 58         | Home Depot                   |
| Keith Brown                | J-Crew (BSBES)               |
| Bulverde Area Art Center   | Laura Johnson                |
| Bulverde Baptist Church    | Johnson Ranch Elementary     |
| Bulverde Hills Dental      | Berta Kelly                  |
| Bulverde Lions Club        | Kinder Ranch Elementary      |
| Bulverde Police Department | Annette Lewis                |
| Bulverde Police Department | Jason and Daniel Lewis       |
| Honor Guard                | Debbie and Joe McNaul        |
| Bulverde Police Department | Ned Munkres                  |
| VIPS                       | Joanne Nickels               |
| Bulverde Spring Branch     | Gary Prescott                |
| Activity Center            | R.E.A.C.T.                   |
| Bulverde Spring Branch     | Roadhouse Arts               |
| Emergency Services         | Sam Roberts Photography      |
| Margaret and Wallace       | Sam's Club                   |
| Brumley                    | Dolores and Charles Schultz  |
| Century Music              | Judge Larry Shallcross       |
| Yvonne Chapman             | South Texas Growers          |
| Cindy and Terry Crist      | Spring Branch Bulverde Lions |
| Brandon Curry              | Club                         |
| Judith Durst               | Rhianna Stewart              |
| Dr. Jeff Ethridge          | SVHS Cheerleaders            |
| Matt Felan                 | SVHS Mighty Ranger Band      |
| Friends of the Park        | SVHS NJROTC                  |
| Scott Haag                 | SVHS Silver Spurs Dance      |
| Gene Hartman               | Team                         |
| Gordon Hartman             | Courtney Walker              |
| Veronica Hawk              | Walmart                      |
| Gardens of Old Town        | Wine 101                     |
| Helotes                    | Rhonda Zunker                |

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To get an idea of how much water you use, find your “water footprint” by calculating your household water use at: <http://info.ngwa.org/WaterUseCalc/WaterUseCalc.html>

Your Comal Trinity Groundwater Conservation District urges you to **ACT (Acknowledge, Consider, Take action)** today; begin doing your part for protecting one of our most important natural resources—groundwater.

**A**cknowledge the causes of preventable groundwater contamination

Everyone

- There are hazardous substances common to households—some are stored at or near wellheads
- Most household water use occurs in just a few areas around the home

If you own a water well

- Wellheads should be a safe distance from potential contamination
- Septic system malfunctions can pollute groundwater
- Poorly constructed or maintained wells can facilitate contamination
- Improperly abandoned wells can lead to groundwater contamination

**C**onsider which apply to you

Everyone

- What specific hazardous substances are in and around your home?
- Are these substances near your water source?
- Where do you and your family use the most water?

If you own a water well

- Is your wellhead a safe distance from possible contamination?
- Is your well/septic system due for an inspection?
- Are there any abandoned wells on your property?

**T**ake action to prevent groundwater contamination

Everyone

◦ When it comes to hazardous household substances:

- . Store them properly in a secure place
- . Use them according to the manufacturer’s recommendations
- . Dispose of them safely

◦ When it comes to water conservation:

- . Modify your water use (watch upcoming Front Porch News editions for more water saving tips)
- . Install water-saving devices to showers and toilets

If you own a water well

- Move possible contamination sources a safe distance from the wellhead
- Get current on your septic system inspection and cleaning
- Schedule your annual water well system inspection
- Properly decommission any abandoned wells using a professional.

For more information on protecting our Comal Trinity groundwater, attend CTGCD meetings or subscribe to the GCD’s mailing list using the link on the CTGCD website: [www.ComalTrinityGCD.com](http://www.ComalTrinityGCD.com).



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# Bulverde's National Night Out



The City of Bulverde and the Bulverde Police Department would like to extend thanks to everyone who assisted with making Bulverde's National Night Out 2015 a huge success. Members of the police department starting working several months ago gathering information and registering with the National Association of Town Watch (NATW) for National Night Out 2015. Last year (2014), was the first year Bulverde entered the awards program and we placed 6th in Texas for cities with a population of less than 15,000. A pretty remarkable feat for the first year! We are hoping to rank much higher this year, as 2015 was the largest NNO event to date, with an estimated 700 participants.

This was the second year that the Bulverde Police department conducted a Host Appreciation Event for those citizens who stepped up to host a block party event in their neighborhood. The event was well attended with about 50 residents attending. It was a great opportunity to share a catered meal by Smokey Mo's, and recognize several members of the community for their NNO participation. Sandy Collier, Ken Treanor and Sandy Hancock all received items of recognition for hosting NNO events for the last ten years! A new addition this year was an NNO Luncheon Event which was held on October 6th for seniors at the BSB Activity Center. Chicken Express and Wellmed sponsored the event which was well attended with about 60 participants. It was a great opportunity to take the NNO celebration to a few citizens that may not get a chance to get out for the evening NNO celebrations.

Later that day members of the Bulverde Police department, Volunteers in Police Services, our City Manager and several City Council members headed out to join the festivities throughout the community. This year there were 17 block parties that registered with the Bulverde Police

department. Each location was assigned an officer, but most received visits from several representatives from the City. Each location was well attended with an estimated 700 attendees participating in this year's National Night Out events; what a great turn out! A very special thanks to our 2015 NNO sponsors who include: Noah's Ark Storage, Wellmed, HEB, Cragg's Do it Best Hardware, Walmart, Armed in America Firearms, Walgreens, Singing Hills, Smokey Mo's, and Chicken Express.

We are already looking forward to National Night Out 2016 with hopes we can continue to grow the event, as it's a great opportunity to get out and meet your neighbors. Neighbors' watching out for their neighbors is one of the greatest assets we have when it comes to fighting local crime. Please remember to report suspicious activity as its happening, not after the fact. It's always better to be safe than sorry.



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# SAFETY DURING THE HOLIDAYS & WINTER SEASON



Safety during the holidays is no more important than any other times, except that there are more distractions and hazards. The upcoming holiday and winter seasons bring additional distractions, hazards, and safety challenges. Heating sources such as furnaces, fireplaces, wood stoves, or portable space heaters are one of the leading causes of home fire deaths. With a few simple safety tips and precautions, you can prevent most fires from heating devices. Keep anything that can burn at least three-feet away from heating sources. Have heating equipment and chimneys cleaned and inspected every year by a qualified professional, and test smoke alarms twice a year.



Although fire pits and chimineas are fashionable outdoor accents and provide some degree of warmth, they do pose a fire risk. Recently, in the River Crossing neighborhood, a fire started from coals dropping from a fire pit onto a wooden deck. It

is important to not place the chiminea or fire pit under a roof, canopy, umbrella or other structure. If you place either on a wooden deck, place a metal or ceramic drip pan below it and the deck to prevent accidental combustion. Keep a bucket full

of water or water hose and a pair of thick, heavy-duty gloves close by in the case of an emergency. Finally, always make sure to fully extinguish the fire in your chiminea or fire pit before leaving it. Never leave an active fire unsupervised by an adult.

December is the peak month for home candle fires because of their extensive use during the holidays. The National Fire Protection Association's (NFPA) statistics show that two of every five home decoration fires are started by candles. Bulverde Spring Branch Fire & EMS encourages residents to consider using battery-operated flameless candles. However, if you do use traditional candles, implement common sense measures which will keep the candles and surroundings safe.



Finally, according to the NFPA, U.S. fire departments respond to an annual average of 230 home structure fires caused by Christmas trees. Further, 49% of Christmas tree fires spread beyond the room of origination. One of every three Christmas tree fires is caused by electrical problems, and 1 in 6 result from a heat source that's too close to the tree.

By following logical fire prevention tips and measures, citizens can greatly reduce the risk of fire in their home and enjoy a safe holiday season.

Your Emergency Services District commissioners and the Bulverde Spring Branch Fire and EMS families wish all western Comal County residents a joyful and safe holiday season.



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# 911 – Where is Your Emergency?

The Bulverde Spring Branch Fire and EMS needs YOUR help. In an emergency, the two most important questions are:

- #1) Where is your emergency?
- #2) What is your emergency?

These two pieces of information are vital to getting the RIGHT emergency services to the RIGHT location in the RIGHT amount of time. In 90% of our Priority One calls, such as heart attack, stroke, or house fire, our goal is to be by your side within 10 minutes of the call. However, once the location is obtained from the dispatcher, actually finding the address at times can present a challenge.

Your chances of surviving a cardiac arrest are reduced by 7% to 10% each minute you have to wait for EMS to arrive (source: The American Heart Association). According to the National Safety Council, over 100,000 people die each year because help did not arrive in time. Do firefighters locate your home by seeing flames as they arrive? The answer is no. You, or your alarm company, call fire departments at the first whiff of smoke or the smell of something burning, so in most cases, the fire has not flamed outside the structure making it visible. Locating an address in our predominantly rural area is challenging, even in the daytime.

Finding the right structure at night can be almost impossible. We all recognize that when a life or a home is at risk, seconds make all the difference. So you can imagine the agony our firefighters feel as they drive up and down a pitch black road/street where numbers are displayed on a dark rock, or on an unlit mailbox, or a hidden metal stake. GPS equipment helps rescue personnel arrive within close proximity, but they rely upon address numbers to verify that they are at the right house.

There is a solution. Bulverde Spring Branch Fire & EMS makes double-sided REFLECTIVE signs that show up like a beacon in the night. To offset the cost of the materials and fabrication, there is a \$25 fee for the sign, which includes manufacture, delivery, and installation on a small metal pole at your home. By purchasing a sign today, you play a vital role in getting the right emergency services, to the right location, in the right amount of time. Help, to your side, when you need us the most. Help us help you. Please call us at (830) 228-4501 or visit us at the Central Fire & EMS Station located at 353 Rodeo Drive in Spring Branch to order your sign today. Additionally, get your neighbors to call too and help protect your entire neighborhood.



*During daylight hours, both address number makers above are easily spotted; but, notice the difference in a night-time situation. The ability of firefighters to more readily find your burning home will be enhanced with your purchase of this reflective sign.*

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- Gordon, Theresa

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- Haven Builders
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- Light Shine Ministries
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The Bulverde Police Department received a grant donation from HEB presented by the great folks at the local Bulverde HEB. The grant donation is in support of starting a canine program for the Bulverde Police Department. Some HEB management pictured include Gary Grinstead and Clay Bridges; members of the Bulverde Police Department include Kris Greenhill, Larry Rakoski, Kevin Walker, Hugo Ramos, Gary Haecker, Mike Shaddock, and of course City Manager E.A. Hoppe.



## B/SB Area Chamber of Commerce Events Calendar

### November 12

Business Networking Mixer  
5:30–7:30 pm

Sponsored by Affordable Furniture & Bedding  
Location: 14370 US Hwy 281 N, Ste 101, Spring  
Branch, TX  
Member Only Event

### November 18

Chamber Monthly Power Lunch  
Sponsored By: Landscape Lighting Guru  
12 Noon–1:00 pm  
Location: Bulverde Spring Branch Library

### November 27

Bulverde Christmas Lighting  
2300 Block of Bulverde Rd, Bulverde, TX 78163  
5:30–9:00 pm  
Brought to you by: City of Bulverde, Friends of the  
Village, Spring Branch Bulverde Lions Club, Village  
Retail Merchants Association, and Bulverde Spring  
Branch Chamber of Commerce

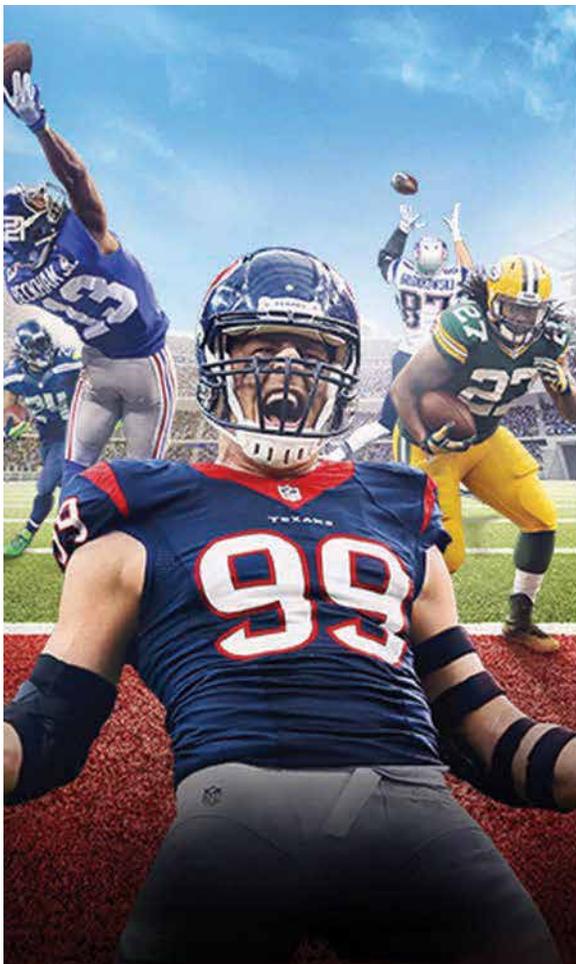
### November 28

Small Business Saturday  
Pick up your list of participating Merchants at  
Chamber Booth at Bulverde Christmas Lighting or  
View on Chamber's Website

### December 2

Chamber Annual Meeting  
1st Responder Recognition  
Sponsored by Max's Roadhouse  
5375 US Hwy 281 N, Spring Branch, TX  
5:30–7:30 pm  
Member Only Event

*\*\*For information on any of the above events, please see our  
website at [bulverdespringbranchchamber.com](http://bulverdespringbranchchamber.com) or call the  
Chamber Office at (830) 438-4285*



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# What is Economic Development?

By Sherry Mosier, President, BSBEDF, Inc.



We hear the term often in the news and in speeches given by politicians but what do people really know about what it is and what's involved?

Economic development involves an ongoing and supported program to help and improve a general level of health, economy, security, and business in a community or region<sup>1</sup>. It is about wealth creation, retention, and reinvestment to create a higher standard of living for every member of the community<sup>2</sup>. It is one part of a dynamic process that requires a long-term commitment of time and resources<sup>3</sup>.

Economic Development has been defined in many ways:

- "An activity designed to enhance the factors of productive capacity – land, labor, capital, and technology – of a national, state, regional, or local economy."<sup>4</sup>
- "The process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services."<sup>5</sup>
- "The process by which new dollars are infused into a local economy by primary employers."<sup>6</sup>

And, Economic Development has many interpretations:

- Economists: growth, expansion of an economy
- Business leaders: competitiveness and new markets

- Labor leaders: growth of wages, benefits, training
- Elected officials: expanded revenue sources
- Environmentalists: sustainability, social justice agenda
- Community-based leaders and professionals: way to strengthen communities, inner cities, rural areas in order to raise quality of life and standard of living<sup>7</sup>

From a practitioner's perspective, Economic Development is the umbrella for Community Development and Business Development. For instance, Community Development encompasses Leadership Development, Social Infrastructure, Physical Infrastructure, and Workforce Development.

Whereas, Business Development usually exists in four forms: Business Creation (Entrepreneurial, Business Incubators), Business Retention and Expansion (Most job increases come from existing businesses), Business Attraction (Traditional & New Types), and Tourism (History/Heritage, Downtown Revitalization, Ecotourism, Agritourism, and Film Friendly).

The focus of Economic Development is the creation of new primary jobs that pay more than the prevailing wage, increasing the amount of income coming into the community from outside its market area, and creating greater capital investment in the community while protecting and enhancing quality of life.

What are Primary Employers? Those companies whose products or services are ultimately used in statewide, national, and/or international markets. Local examples of primary employers include Aerohead Mechanical, AirTronicUSA, Ally Wholesale Signs, ECS Learning Systems, Futurex, Geosource, GVTC, LeatherLyke, M&S Engineering.

"The economic developer's role is to influence the process for the benefit of the community through expanding job opportunities and the tax base."<sup>8</sup>

A majority of economic developers are engaged by economic development corporations created by cities to help foster and manage economic development within their areas. Many of these cities dedicate up to a ½-cent sales tax for economic development purposes (i.e. incentives to retain and attract business, infrastructure improvements, quality of life projects and workforce training/development). However, our area is already at the 2% sales tax limit due to several overlapping sales tax jurisdictions (i.e. ESD's, Library District, County and/or City), therefore, the City of Bulverde cannot create a sales tax funded economic development corporation, as provided for in the Texas Local Government Code, like several of our neighboring cities (i.e. Helotes, New Braunfels, Schertz, Seguin).

As a result, various leaders within our community came together to form a public/private partnership and the Bulverde/Spring Branch

Shweiki ad

<sup>1</sup> <http://economic-development.org>; <sup>2, 3, 6, 7</sup> Texas Economic Development Council; <sup>4</sup> US Department of Commerce; <sup>5, 8</sup> International Economic Development Council

Economic Development Foundation (BSBEDF), a 501(c)(3) nonprofit corporation, was created in November of 2012 to establish a close working relationship with the City of Bulverde, Comal County, and other governmental and community entities in the area to encourage, facilitate, and manage economic development in the Bulverde/Spring Branch area. Representation on the BSBEDF Board of Directors includes:

- . Comal County Commissioners, Precincts 1 & 2
- . City of Bulverde, Mayor & City Manager
- . Bulverde/Spring Branch Area Chamber of Commerce, Board Chair & President
- . Comal ISD, Superintendent
- . Area Utility Providers
- . Businesses (small, medium & large)

The BSBEDF relies on its Board of Directors and Members for financial support and to provide assistance to businesses interested in locating or expanding into the Bulverde/Spring Branch market.

The BSBEDF strives to achieve the objectives of the Bulverde/Spring Branch Area Economic Development Plan and is proactively marketing our area to attract business and capital investment; we work to bring new job-producing investments and other services to our community to create a healthy economy.

With respect to new businesses coming to our community, the following are entities which have already been announced or that

we are authorized to announce who will be purchasing pad sites or leasing space within the Singing Hills Development:

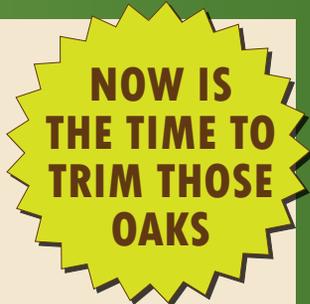
- . Burger King
- . Discount Tire
- . Discount Nail & Beauty Supply dba Daisy Beauty Supply
- . GNC
- . Jiffy Lube
- . Popeye's
- . Schlotzsky's
- . Security Service Federal Credit Union
- . Sonora Bank
- . Sports Clips
- . Taco Bell
- . Wash Tub
- . Whataburger

The BSBEDF is working on several projects within the Singing Hills Development and our surrounding community so expect more announcements regarding incoming businesses to be forthcoming in the future.

The BSBEDF is committed to assisting our community in its efforts to manage growth and support our local economy while maintaining our rural character and quality of life. Please visit our website at [www.bsbedf.com](http://www.bsbedf.com), visit us on Facebook at <https://www.facebook.com/bsbedf> or call us at 830.885.4331 to learn more about who we are, what we do and how to become involved.

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# Waning Summer

By Kathi O'Bryant

*Hoses stretched across the walks deliver droplets to the thirsty browning grass  
And now the wildflowers display only dried heads, thistles or pods  
Where they once reached up to the barbed wire fence in a showy array of color and fragrance  
As bees and butterflies would flit and drink in their sweetness and succulence*

*The pretty black cows move slowly in the next pasture  
Until they hear the truck bearing feed then follow the big bull to the tin barn  
A steady stream of ants travel among hoof prints of dried mud along the walk  
Revealing visits of bucks, does and fawns perhaps chased by a barking dog*

*The noisy mocking bird perches on a branch of thorns  
Where soon berries will burst forth and she can feed her nest high up in the oak limbs  
Killdeers and doves hover in the fields and ditches searching  
For the last grasshoppers and beetles hiding among the grass blades*

*Young mothers shield their infants from the burning rays  
As toddling siblings squeal and splash and scamper  
Around the errant geysers spewing the cooling respite  
The only escape from the still, sweltering Summer sunshine...*

*Could that be a gentle breeze just now: a hint of the seasons about to change  
When the children will return indoors to classrooms, leaving the woodland park  
To the runners, walkers; the dogs on leashes and the birds and bumblebees  
Who impatiently anticipate  
The inevitable evolving beautiful pattern of Mother Nature.*

## Bulverde's Summer Concert Series



The Friends of the Park's Music in the Park Committee is in the planning stages for hosting a series of concerts under the Gazebo in Bulverde's beautiful Community Park. The committee is looking for local talent and interested persons, musicians, musical groups, sponsors, and volunteers to help plan and organize the summer-long series of concerts. It's sure to be summer fun for the whole family!

These concerts will bring a wonderful opportunity for family and friends to gather and listen to a variety of music. If you are interested in performing in the park, sponsoring an evening of music, or would like to help manage this event, please email the Music in the Park Committee at [info@BulverdeParks.com](mailto:info@BulverdeParks.com) to add your name to our interested person's list. Discussions about the music in the park series will take place at the monthly Friends of the Park meetings held at 6:00 PM at Bulverde's City Hall on the fourth Tuesday of each month.

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## CAMP NANOWRIMO AND LOCAL AUTHOR PANEL DISCUSSION AT THE LIBRARY



Paddle on over to the Bulverde/Spring Branch Library and join us for Camp NaNoWriMo. We will be meeting three times, plus, we will have a Local Author Panel Discussion where you can ask published authors how they succeeded in the publishing field.

What is NaNoWriMo? It stands for National Novel Writing Month. You can join the national movement to commit to writing 50,000 words during the month. <http://nanowrimo.org/how-it-works>

Our camps will meet Tuesday, November 3 & 10 at 6:30pm, and on Saturday, November 14, at 3:00pm. We have a special treat for the final Camp NaNoWriMo, Saturday, November 14, where author Tim Tingle will be on hand to discuss dialogue in writing and then mentor our campers with their writing style.

The Local Author Panel Discussion will be on November 7, at 3:00pm. Local authors include: Michael Varhola, Robin Allen, Greg Hansen, D. Ellis Phelps and Cassie Wedding. They will discuss their experiences in the

writing/publishing world, open it up for question and answer, and then have their books for sale. Registration is encouraged for all events and adults and teens will benefit most from these programs.

What do I do at Camp NaNoWriMo at the library you ask? You get to meet with other people working on the same goal, earn badges for your hard work, receive prizes for the lucky ones, but most importantly, gain inspiration from those who've joined the camp.

“National Novel Writing month is a wonderful opportunity for people to dive into their imaginations and do one of the most crucial things in life: create,” said Grant Faulkner, Executive Director of National Novel Writing Month. “Everyone has a story that needs to come to life, so the shelves of the NaNoWriMo library stretch endlessly. NaNoWriMo helps people find their voice in the act of writing and through the encouragement of the writers in the NaNo community.”

We guarantee we won't have a real campfire but we will come up with a tasty s'mores dessert. Follow the Bulverde/Spring Branch Library on Facebook to see how our camp is going!



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# The Buzz From the Garden

## Garden Volunteers

BY: Heather Swindall, Community Garden Member & Provisions Volunteer

Webster's definition of a volunteer is one who "freely offers to do something". Have you ever seen a volunteer freely offer their time and talent more than someone who is costing the organization money? Well, we have too...just in a different way. As gardeners, our cost is money spent on small, strong potted plants and the "best" seeds in hopes they will grow well in our gardens. You plant, water, and weed for weeks... then all of a sudden, amongst your newly planted garden, a volunteer plant pops up. Not a volunteer person dressed in gardening clothes and a smile ready to work, but a volunteer plant. The question often asked is, do you keep it or pull it? We say keep it, unless it is going to go rogue (by rogue, we mean taking over the other plants). If not rogue, keep it, it's FREE!

Experience shows that volunteers are good – whether people or plants. People, because they give their time and talent when you need them. They don't have a set schedule and they show up just at the right time to help your project be fruitful. Just like people, anytime a volunteer plant pops up, they show up at the right time. They also tend to be stronger than nursery plants, which is also why if it is rogue it needs to go away. Volunteer plants also tend to produce more fruit than a plant deliberately planted. In fact, in the community garden right now we have lots of great volunteers (human and plants)! But for now here is a list of our recent plant volunteers –

- 1) Basil plants that have been producing since early summer
- 2) Honeydew melon vine that started growing in mid-summer and has produced at least 20 melons
- 3) Tomato plant growing and producing flowers that is about to make fruit.

So far, all the food produced from these volunteers has been given to Provisions.

So if you have room for your volunteers, allow them to be productive and fruitful. And if you have room for "people" volunteers, give them a task and allow them to be productive and fruitful as well.

The Bulverde Community Garden Planning Committee thanks all the many "people" volunteers who have made the Garden a reality. After the City of Bulverde constructed the fence and made water available, volunteers have provided the labor to build the Garden. Local boy scouts constructed the bridge, the shed, the compost bin, the plots, the signs, and, soon, an information kiosk. The volunteer team who tends the Provision plots have grown over 250 lbs. of produce for the food pantry this year. Together with the many community sponsors who have donated funds, goods and services, the Garden continues to be a great success.



*If you or your business would like to secure a plot (at no cost), please visit the Garden website at [www.bulverdecommunitygarden.com](http://www.bulverdecommunitygarden.com) or contact Joanne Hall at [johall@gvtc.com](mailto:johall@gvtc.com). Donations gladly accepted. Also, interested persons are invited to attend the Bulverde Community Garden Committee meeting on the third Monday of the month at 5:15pm at the Bulverde Spring Branch Activity Center.*



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# Distant Adoptions

by Tom Blacklock



"Where have you gone, Joe Dimaggio?" The lyrics of a song by Simon and Garfunkel written for the 1967 movie *The Graduate* caused me to reflect on some of the furry critters that have passed through our shelter and where they are now. Some, like the song says: "Jolting Joe has left and gone away" — very far away. While the Bulverde Area Humane Society (BAHS) is a small, local shelter serving the needs of the greater Bulverde area, to find forever homes for our charges we have expanded our adoption efforts to areas of the country that have a need for adoptable pets. With the overwhelming number of unwanted and abandoned pets in the Bulverde area, it is difficult to imagine there are actually areas in the country that do not experience this problem. It is to these areas BAHS has sought to adopt both dogs and cats.

With the help of "God's Dogs Rescue," BAHS has been able to identify individuals in the northwest who have a desire and who qualify to adopt some of our faithful companions. Additionally, by listing our residents on Petfinder, Adopt-a-Pet, and other Pet adoption websites, we have developed interest in our dogs and cats from varying parts of the United States. BAHS volunteers, using social media, determine if the distant prospective adopter meets the stringent criteria for adopting one of our charges. If the adoption candidate meets the BAHS criteria, safe and humane transportation, at the adopters' expense, is arranged through both "God's Dogs Rescue" and "Paws Without Borders."

The most distant forever home was Fairbanks, Alaska. Tootsie, now called Orion, a Great Pyrenees made the trip to Fairbanks, Alaska to a wonderful forever home on an airline which had very stringent, pet-friendly shipping requirements. She arrived safe and sound and is now a working dog, going to work every day with her owner, an Ophthalmologist, greeting patients.

Other dogs who traveled to distant forever homes included: Cara, Pepper, and Champ to locales in Oregon; Topsy to a home in Mt. Vernon, Washington; Ruppert, an American Dingo, to a forever home in British Columbia; Annabelle, a Terrier mix

who flew first class to a new home on Park Avenue in New York City; and Campbell, a Chihuahua found tied to a dumpster near a soup kitchen in San Antonio, made the short trip on Interstate 10 to Houston.

In the spring of this year, Olive and Sandy gave birth to eighteen puppies at the shelter. Fourteen of these pups were transported to "Second Hand Hounds" foster homes in Minnesota where they all were subsequently adopted.

Not to be out done by the canines, BAHS has had some success in finding distant forever homes for some of its feline residents. Kitties have gone to New Hampshire, New York, Austin, Llano, and College Station.

While BAHS will continue to strive to find local forever homes for its dogs and cats, it shall also continue to seek distant forever homes. "Hey, hey, hey."



## Help Change Lives Animal Rescue Connections



Cleaning up before the holidays? You can help change lives, help animals, and declutter your home at the same time. Your clothes and household goods can be turned from "trash" into "treasure" during Animal Rescue Connections' Partners for Good collection drive on November 14, 2015.

ARC is partnering with Goodwill Industries and for every truck you help to fill, Goodwill will give ARC a donation to help the local community with its programs to rescue cats and dogs, and conduct Trap-Neuter-Return (TNR) projects in the Bulverde/Spring Branch area.

Bring clean, sellable clothes and household goods to Mariscos El Paisa Sabor a Mexico at 29094 U.S. Highway 281 North (formerly My Place) in Bulverde. All donors will receive a tax receipt. For this event, Goodwill cannot accept car seats, cribs, playpens, furniture, or large appliances. A full list of items acceptable for donation is at our website at <http://www.animalrescueconnections.org/Events.html>.



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State Farm





## Five Years Running!

Provisions to Host Annual Holiday  
Hunger Run 5K/10K

Runners and walkers of all levels are invited to participate in the 5th Annual Holiday Hunger Run & Walk 5K/10K, a benefit for Provisions: A 25:35 Outreach, on Saturday, December 5th at Tejas Rodeo.

It's the fifth year for the run, which has become an annual chilly tradition for area runners and walkers who enjoy the challenge of a 5K or 10K run or walk while helping a great cause at the same time. Provisions has been providing food and other necessities to neighbors in need for more than 20 years in the Bulverde and Spring Branch area. The run is again being professionally managed by Athlete Guild and boasts chip timing; a fast, flat course; and even a holiday-themed costume contest! Registration for the run is now open on the Athlete Guild website at [www.athleteguild.com](http://www.athleteguild.com), search Events for "Holiday Hunger 5K/10K Run/Walk." Same-day registration on the morning of the run will begin at 6:30 a.m. The run will start promptly at 8:00 a.m. Tejas Rodeo is located at 401 Obst Road, Bulverde, TX 78163.

### Sponsors are still welcome!

It's not too late! Provisions is still seeking enthusiastic, community-minded sponsors for the event. If you would like to provide additional support to Provisions by becoming a sponsor, please contact Provisions at 830.438.7899. Several levels of sponsorship are offered, and ALL contributions are appreciated! Visit the Provisions website for more information at <http://provisionsoutreach.org/how-to-help/>

*The Bulverde Food Pantry d.b.a. Provisions: A 25:35 Outreach is a 501(c)3 nonprofit organization.*



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## TxDOT Will Work with the Community on Improvements for SH 46

by Arin Gray

It is no surprise that our area is experiencing rapid growth...just take a ride down SH 46 to see a remarkable amount of growth. The Texas Department of Transportation (TxDOT), in conjunction with the City of Bulverde and Comal County is beginning a study for improvements on SH 46 from Bulverde Road to Smithson Valley Road. The purpose of the study is to address safety and mobility in the community. Proposed improvements may include expansion of the road from four to six lanes in certain areas, depending on traffic studies, and bicycle and pedestrian improvements. This project will follow all National Environmental Policy Act (NEPA) regulations which include thorough environmental studies and evaluation.

TxDOT values the delivery of safe, efficient transportation projects, and makes sound decisions based on the balanced consideration of transportation needs and of social, economic, and environmental impacts of proposed transportation improvements. Over the next few months, the project engineering team will study the project area including land surveys, traffic studies, crash and other safety information, water quality and drainage needs, and impacts to the public and environment. Then the team will develop a range of alternative design solutions and will continue studying and refining those into a preferred solution. Crews have already begun conducting surveys of the land and trees in the area. Throughout this project TxDOT, the City of Bulverde, and Comal County will work closely with the public. Periodic updates about the project will be sent via email and public meetings. The team welcomes comments and questions at any time (contact information below). In addition, a public meeting will be held in the spring of 2016 and initial findings will be shared and comments and questions will be collected. A public hearing will be held later in the project as well. All meeting details will be shared as they are available.



### Project Schedule

**July 2015:** Project Kick Off

**Summer to Late Fall 2015:** Data collection and review (crash data, traffic data and projections, traffic analysis) and conduct environmental reviews

**Late Fall/Winter 2015:** Development of possible alternatives for the road

**Early Spring 2016:** Public meeting to share data collected and possible alternatives and collect comments and questions

**Spring/Summer 2016:** Evaluation of public comments and continued studies of the area and refine alternatives for a preferred alternative

**Late Summer 2016:** Public hearing to share preferred alternative and collect input from the public

**Late Summer/Early Fall 2016:** Finalize environmental documentation

Once the project is complete, a construction schedule will be established if the project moves forward.

### SH 46 Project Contact Information

**Phone:** 210.660.4546

**Email:** [sh46info@gmail.com](mailto:sh46info@gmail.com)

If you are interested in receiving project updates, send an email with "updates" in the subject line to [sh46info@gmail.com](mailto:sh46info@gmail.com)

# Bulverde Area Arts Center News

## Watercolors on Display

The current exhibit at the Bulverde Area Arts Center gallery features the work of fourteen talented watercolor artists from the Bulverde and San Antonio area. While all of the art is watercolor, there is a great deal of variety in the styles of the individual artists. Diversity in subject matter, technique, interpretation, and visual impact make this a show with something everyone can appreciate. The exhibit will run through Sunday, November 15.

## Holiday Exhibit

The next member show at the gallery will be the Holiday Show consisting of art in many different mediums including oils, acrylics, watercolor, pastels and more. With Christmas just a few weeks away this is a good opportunity to obtain some unique and original gifts for family and friends.

The Holiday Show opening will be Friday, November 20 from 5:30 to 8:00 pm with a wine and cheese reception. The opening reception is open to the public and there is no admission to attend.



The Bulverde Area Arts Center is located at 2355 Bulverde Road, across from Mike's in the Village. The gallery is open Fridays and Saturdays from 4:00 pm to 8:00 pm and Sundays from 11:00 am to 3:00 pm. The BAAC is a 501(c)3 nonprofit organization whose purpose is to promote fine art in the Bulverde area. Donations are tax deductible as allowed by law. There is no admission charge to visit the gallery.

## *Odds-n-Ends*

GRACE fellowship will be hosting the 6th Annual Kids' Gift Making Workshop on Saturday, December 5th from 10 a.m. to noon.

Kids (Pre-K through 5th grade) will be making gifts for family and friends! It's Free! Everyone is welcome! It's LOTS of fun!!!

Grace Fellowship is located at 32445 US Hwy 281N at Casey Road

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Jeff D. Ethridge, M.D.  
BULVERDE/SPRING BRANCH RESIDENT

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**State Constitutional Amendments and Comal County Bond Election**  
Voting Dates, Times, and Locations

**November**

**Election Day: 7 a.m.-7 p.m. Tuesday, Nov. 3**  
Precinct 102: Bulverde Spring Branch Library  
Precinct 106: Smithson Valley Middle School  
Precinct 204: Bulverde City Hall  
Precinct 206: Johnson Ranch Elementary School  
Precinct 405: Rebecca Creek Baptist Church

**NOVEMBER 2015**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Daylight Saving Time Ends ("Fall Back" one hour)	2	3 Election Day Planning & Zoning 6:30p (Activity Ctr.)	4 BAAC mtg 6:30p (Art Center) SBB Family Lions 7:30p (Activity Ctr.)	5 Wellness on Wheels 1:00p (St. Joseph's Honey Crk.)	6	7 Murder Mystery Dinner 6:00p (Activity Ctr.)
8	9 Friends of Library Board mtg. 1:00p (Library) Rural Library District mtg. 4:00p (Library) Comm. Garden Mtg. 5:15p (Activity Ctr.)	10 City Council 6:30p	11 Veterans' Day Veteran's Day Ceremony 1:00p (BSB Library) City Hall Closed	12 Bulverde Lions 7:00p (Bulv. Comm. Ctr.)	13	14 Craft Show 9:00a-3:00p (Activity Ctr.)
15	16	17 Native Plant Soc. 7:00p (GVTC)	18 SBB Family Lions 7:30p (Activity Ctr.)	19 BSBES 5:30p (353 Rodeo Dr.) ESD #1, 4, & 5 6:30p	20 BAAC Holiday Show Opening 5:30p (Art Ctr.)	21 Shine the Park 8:00a (Bulv. Comm. Park)
22	23 CISD Holiday	24 CISD Holiday Friends of the Park 6:00p	25 CISD Holiday	26 Thanksgiving Day City Hall Closed CISD Holiday	27 Lighting of Bulverde 5:30p (Downtown Bulverde Village) City Hall Closed CISD Holiday	28 Small Business Saturday
29	30	<b>NOTES:</b> Bulverde City Council, and Friends of the Park meetings are held at Bulverde City Hall (30360 Cougar Bend)				



**DECEMBER 2015**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>NOTES:</b> Notes: Bulverde City Council, Bulverde Planning and Zoning Commission, and Friends of the Park meetings are held at Bulverde City Hall (30360 Cougar Bend)		1 Planning & Zoning 6:30p (Activity Ctr.)	2 BAAC mtg 6:30p (Art Center) SBB Family Lions 7:30p (Activity Ctr.) Chamber Annual Mtg. 5:30p (Max's Roadhouse)	3 Wellness on Wheels 1:00p (St. Joseph's Honey Crk.)	4	5 Holiday Hunger Run 5K/10K 6:30a reg./8:00a run start (Tejas Rodeo)
6	7	8 City Council 6:30p	9	10 Bulverde Lions 7:00p (Bulv. Comm. Ctr.)	11	12
13	14 Friends of Library Board mtg. 1:00p (Library) Rural Library District mtg. 4:00p (Library)	15 Native Plant Soc. 7:00p (GVTC)	16	17 BSBES 5:30p (353 Rodeo Dr.) ESD #1, 4, & 5 6:30p (353 Rodeo Dr.)	18	19 Shine the Park 8:00a (Bulv. Comm. Park)
20	21 CISD Holiday	22 CISD Holiday	23 CISD Holiday	24 City Hall Closed CISD Holiday	25 Christmas City Hall Closed CISD Holiday	26
27	28 CISD Holiday	29 CISD Holiday	30 CISD Holiday	31 CISD Holiday		