

THE

FRONT PORCH *News*



News and Information from the City of Bulverde and our Neighbors
Volume 3 Issue 7 ☆ July 2016

THE
FRONT PORCH
News

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ALL DEPARTMENTS

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FRONT PORCH NEWS
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MAYOR'S POINT

Bill Krawietz
Mayor of Bulverde, TX

Bulverde has received more than its fair share of rain this spring. Since the Texas Hill Country is one of the most flash-flood prone areas on the planet, this weather pattern is unsettling to many citizens, including myself.

My business is located at Bulverde Airpark, which lies within the Indian Creek floodway. Since building there in 1985, it has flooded five times over the decades, with the flood of October 2015 being the worst. What is interesting about the Indian Creek watershed is that it has not had any real development since 1985. Yes, there have been a couple of large acreage neighborhoods and a handful of small businesses come in, but that's it.

I know what it's like living with the fear of flooding. I fear the effects that any new development would have on the Indian Creek watershed. Those concerns are the basis for many of the City's developmental standards. No citizen should fear that the new guy coming to the area will harm them.

Unfortunately, the new guy has some strong influence

at the State level. Texas is a strong property owner/land rights state, which is generally a good thing, but there must be a balance between the right to develop and use land as the owner sees fit and the responsibility to protect ones neighbors.

Development in Bulverde has traditionally been in the form of large-lot neighborhoods, with lots ranging from 1/2 to 5 acres. Many people moved here to get away from the dense urban areas of San Antonio to enjoy the Hill Country lifestyle. The City of Bulverde was formed, in part, to protect that lifestyle and to protect the local citizens ability to have a voice in how Bulverde develops in the future. Through subdivision regulations and strategic planning that included a great deal of community input, the City set minimum lot sizes.

Then came Johnson Ranch, with an outside source of centralized water and a public wastewater system, that brought forth a more dense cluster-style of residential development (located in the ETJ almost entirely outside of the Bulverde City limits). Those developers cited State Law that prohibits a City from dictating how many homes can be placed on an acre of land in the ETJ. They took this legal claim to the County, and subsequently to the State Attorney General. The Attorney General ruled in favor of the developer. This ruling ultimately led to Bulverde surrendering its control of subdivision regulation in the ETJ to Comal County for several years.

(Continued on page 4)



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It's a no-brainer that land covered with grass and trees causes less flooding than rooftops and impervious pavement. Fortunately, the State came around and passed a law that requires that the **rate** at which water flows off of a development must be no greater than the **rate before** the land was developed. This is the law that is responsible for the large stormwater detention features you see at newer developments.

Detention, however, is not a fix all. It only holds back the greater quantity of storm water and releases it more slowly, or at the same **rate** as before the development, so that the overall existing floodplain level is not increased. The reality is that the creeks may flow longer, albeit slower or at the old rate of speed.

The intersection at SH 46 and US 281 has always been prone to flooding, well prior to any new development in that area. The highway infrastructure in that area was added many decades ago and is simply undersized. It was never designed to handle the severely intense rain storms we often receive in Bulverde. New development upstream of the intersection has also increased the overall amount of runoff, and state law allows it to do so. However, the overall rate of flow has actually been slowed. Without these newly installed detention features, the recent flooding over HWY 46 would likely have been much deeper and more intense.

The developers of Singing Hills originally planned on starting the project in 2005, and submitted plans to the City at that time. Although market conditions delayed the project for many years, those initial plan submissions gave the project vested rights in the established governmental rules that would be applied and enforced when the project commenced.

Singing Hills is a 250 acre mixed-use development, of which only about 10% was within the City limits of Bulverde at the time of development, thereby limiting the development regulations the City could apply. The whole project, however, drains entirely into Lewis Creek, the tributary responsible for continued flooding in Oak Village North.

State Law and County standards should protect us though, right? Well, with every new house, neighborhood, and business that was built over the last 40 years in the 23-square mile Lewis Creek Watershed, residents of OVN noticed that flooding continued to get worse. So what's going wrong?

Pre- and post-development storm runoff is not actually measured, it is calculated. If residents are experiencing increased flooding, but the engineering statistics say it shouldn't be happening, it indicates that the calculations are incorrect. To correct for these continued miscalculations, the City developed a comprehensive Storm Water and Drainage Manual to be used as a guide for determining estimated flood runoff, instead of the simple one-formula-fits-all version previously used by the City and the County.

The City's Stormwater Drainage manual takes into account the final use of the land, soil conditions, topography, and many other coefficients that must be plugged into a complex storm water calculation model. These much more complex drainage calculations better account for the true level of stormwater created by new development, and better protect downstream neighbors.

In addition, the City has also recently completed several new engineering studies that have evaluated the true floodplain levels of our local watersheds more closely than anyone has ever done before, even FEMA. These

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studies concentrate on the hydraulics and hydrology of the stormwater, and provide a model to compliment the revised Stormwater Drainage Manual. The definition criteria of a 100-year storm event has even been revised, now taking into account the flood of Oct. 2015, raising the standard amount of stormwater detention that is being required by new development by at least 6%.

Because some of the newer standards were not yet adopted, the City could not make the new standards retroactive to the Singing Hills project. The City, however, was able to negotiate several alternative flood mitigation standards that the developer has voluntarily implemented.

Texas Law allows for municipalities and developers of land to enter into what is called a Development Agreement. Development agreements are very common throughout the State, and typically occur when a development is scheduled to occur adjacent to, but outside of, a City's municipal boundary where far fewer development regulations are applicable. The development agreement is essentially a negotiation of the many development regulations that apply inside a City, but not necessarily outside its boundaries where the development is planned.

The City negotiated **many upgrades** to the Singing Hills development in exchange for a partial sales tax rebate to the developer. As a result, Singing Hills is over-detaining 40% more of the storm water runoff generated by the project than was originally scoped. Furthermore, all

detention features, including a huge earthen dam just north of Windmill Ranch, have already been completed on the project, even though the project has not really created very much new impervious cover. So has Singing Hills added to our flooding issues? It would be interesting to research, but a waste of taxpayer money to reengineer the project based on our new standards just to find out if anything would change—especially because the City cannot require the implementation of those changes.

Fortunately, the City now has many new standards in place that will guide future development, and has regained control of subdivision regulation in our ETJ from Comal County, allowing for our more stringent standards to be applicable. Even though the City still can't legally set minimum lot sizes in the ETJ, we have adopted green space and park land dedication requirements to help with storm water quantity and quality as well.

One project in particular that has many residents concerned is the 4S Ranch development off of Stahl Lane, just upstream of Oak Village North. All of the City's new and more stringent rules and standards for stormwater drainage will apply to this development. It should also be noted that the Council negotiated to ensure that **all** stormwater detention features in each phase of the development will be required to be fully constructed in each contributing phase of the neighborhood prior to even a single lot of land being able to be sold.



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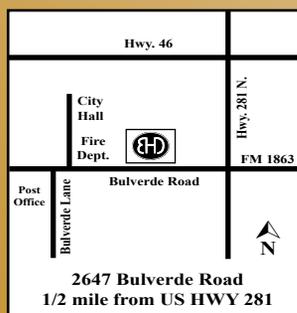
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COMAL COUNTY CORNER

by: Jeff Kelley

This spring brought unusually heavy rainfall, and we saw flooding countywide—including in the Bulverde/Spring Branch area.

The spring floods, which thankfully were not as bad here as they were to the north and east, offered a reminder that in Comal County, we need to be aware all the time—aware of the weather forecast, aware of where water tends to cross the roadway, and aware of when and where it's safe to travel.

Even though we're officially in summer, when the rain sometimes goes on vacation, we're not immune from potential flooding, especially with hurricane season kicking off June 1. Here are a few things you need to do to prepare for the next time the skies get dark and the creeks start rising.

First and foremost, limit your exposure. That means:

- Register your cell phone with the Regional Emergency Alert Network. By registering your phone and connecting it with your address, you'll be able to receive texts from emergency officials regarding evacuation notices and other emergency alerts;
- Invest in a weather radio or other battery-operated device that will help you stay up to date on weather conditions even if the power goes out;

- Familiarize yourself with where creeks and low water crossings are and what alternate routes are available. Water on the road can be hard to see at night; the more you know about the likely danger spots, the safer you can be if you get caught in a nighttime storm;
- During a storm, pay attention to road closures, creek and river levels, and rainfall totals to make sure you and your family are not in the path of potential flooding; and
- Finally, for those along the Guadalupe River at Spring Branch, if the flood siren sounds, seek higher ground.

We've set up a page to collect the links to all of this information in one place: www.comalcountyeoc.org. Bookmark it, use it to sign up for emergency alerts, and get familiar with the pages it points to.

We also post emergency updates to the county Facebook and Twitter pages (facebook.com/comal-county and twitter.com/comalcountytx). Like or follow our accounts to make sure you're getting the information you need.

There's no single strategy to staying safe and dry during a flood. But by staying informed, alert, and cautious, you'll be that much safer during the next weather event.

Jeff Kelley is Director of Emergency Management for Comal County.



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A Discussion about the Annexation Strategy for the City of Bulverde

Annexation is perhaps one of the most contentious and controversial abilities that has been granted to Texas municipalities, and for good reason. Intended as a tool to manage development and mitigate its effects, over the decades annexation capabilities have been abused in some communities in Texas. For every city that has annexed land in order to stop a concrete plant or garbage dump from locating next to a residential city neighborhood, you can find another city that has annexed people's homes so that new taxes can be collected and redistributed to benefit others. Over the years, the state legislature has tried to balance the need for common sense annexation with the need for property owner protection, and has made the annexation process quite complicated. The purpose of this article is to explore the different ways that annexation can be used in Texas, and to lay out the responsible strategy that has been pursued by the City of Bulverde.

Annexation—Why and When it's needed

At its core, annexation represents a balancing of the interests of the community against the interests of individual property owners near, but outside, that community. As a general rule, most Texans are very supportive of individual property rights. But this sympathy usually begins to drop off sharply when one property owner uses their land in a manner that degrades or destroys their neighbor's ability to enjoy theirs. An example of this occurred in Hays County in 2005, with the installation of a quarry and rock crushing operation adjacent to the Ruby Ranch subdivision, an unincorporated area near Buda, Texas. Overnight, people found that their tranquil neighborhood had been transformed into a dusty, noisy, window rattling, ground shaking carnival ride operating at all hours of the day. Besides being unable to enjoy the peaceful use of their homes, those homeowners closest to the quarry saw their property values collapse almost instantly, preventing them from even being able to sell their property and

move away. Perhaps most shocking of all for these residents, they came to find out that this operation was perfectly legal and in compliance with state and county development rules. In 2015, the residents of the Fossil Ridge neighborhood in unincorporated Bexar County found that a 13-building, five-story apartment complex was being built 30 feet from their property lines. Many residents of that neighborhood reported that not only had their privacy been eliminated, but they also were no longer able to market their homes at a reasonable price. What both of these cases have in common is that they were located outside of city limits, where zoning laws could have prevented such incompatible uses being placed so close to each other (in most Texas counties, cities are the only entities allowed to impose zoning, or land use restrictions, and then only inside their city limits). When used responsibly, annexation is a development tool that can be used for communities of citizens to help ensure that current property owners and residents are protected from damaging or exploitive practices of neighboring landowners and developers.

Bulverde's experience with Annexation

For those who may not be aware, the City of Bulverde was originally incorporated, in part, to thwart plans developed by the City of San Antonio in the mid-1990s to extend their city limits up US 281 all the way to Highway 46. While those incorporations prevented the City of San Antonio from encroaching into the greater Bulverde area, it did not prevent land developers from eventually crossing the Cibolo Creek with their plans to buy up and develop former ranch lands in and around Bulverde. While growth within the City over the last 20 years has consisted largely of in-fill development of large-lot residential and a modest commercial boom at State Highway 46 and US 281, many large tracts of vacant land just outside the City have been sold off by the old ranching families to well-funded property investment firms. For the past several years, these firms have been attempting to maximize their return on investment by building as many homes as possible on as many acres of land as possible. Because of this divergence in development strategies,

(Cont'd on page 8)

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(Cont'd from page 7)

the City of Bulverde proper now has slightly fewer than 2,000 homes, while the areas immediately surrounding the City in the ETJ have an estimated 6,000 homes that have mostly been built over the last 20 years since the City's incorporation. In addition to the 6,000 homes already on the ground just outside the City, where there are far fewer development regulations, an additional 7,000+ homes are being actively built or slated for construction over the next couple of decades in several planned developments in the County. And that is just considering the few developments that are already in the planning stages. Thousands of acres of land in the Bulverde area are still undeveloped and are being actively marketed by the private landowners for development purposes. Given these current development trends, and concerns about the impact of all this growth, the citizens of Bulverde decided in 2015 to convert their City to Home Rule status, adopting a local charter that gives the community, for the first time, the right to pursue annexation and expand the municipal boundaries and development standards.

Annexation Strategies for the City of Bulverde

While recognizing the need for a common sense annexation strategy, the residents and City Council of Bulverde have remained conscious of their heritage of opposition to annexation excesses perpetuated by other municipalities. With that in mind, the City Council conducted a series of annexations in 2015 and early 2016 intended to mitigate the negative effects of the explosive growth occurring in our area, while also protecting the rights of property owners both inside and outside of the City. These annexations were guided by four key priorities:

1. Avoid annexation of existing residential neighborhoods
2. Annex large tracts of vacant land with high near-term development potential
3. Annex existing commercial properties with high near-term development potential
4. Encourage the adoption of Non-Annexation/Non-Development agreements with existing agricultural land owners interested in maintaining agricultural uses on their property

Following these key priorities allowed the City to extend its development controls to cover four additional square miles of developing properties in 2015 and early 2016, while avoiding any significant annexation of existing established residential areas and completely avoiding the wholesale annexation of established neighborhoods. Application of the City's development controls within these newly annexed areas will result in a net reduction of at least 800 housing units that would have been developed without City intervention. The City was also able to secure additional concessions from developers, including improved exterior architectural design standards for commercial buildings, increased detention of stormwater runoff, preservation of trees, the extension of dark sky regulations, and

the establishment of land buffers between existing neighborhoods and proposed development, none of which would have been possible without the annexation authority granted to the City by the voters in 2015.

It is also interesting to note that during the course of these annexation proceedings, the City offered to enter into Non-Annexation/Non-Development agreements with 16 different owners of agricultural land owning more than 37 individual large tracts. These agreements allow for an owner of agricultural land outside the city limits to remain outside the city limits as long as they commit to not significantly developing their property or selling it off to a developer. The City was surprised when not a single non-development agreement was accepted. It turns out that every single one of those properties was either already owned by a development firm, or was being actively marketed for sale to a development firm, and none of the owners were interested in keeping the land for its current agricultural use. Clearly, the City's enhanced development standards needed to be quickly put in place at these locations to ensure that the community would have a voice in how these properties eventually develop.

Annexations in the Future

As the City moves forward with considering future annexations, it will continue to honor the priorities outlined by the City Council in 2015. The City will not seek to annex existing residential neighborhoods. Instead, the City will prioritize the annexation of large tracts of vacant land with a high potential for near-term development, so that the City's development regulations can guide the improvement of those tracts in a direction that will benefit and protect the Bulverde community at large. Finally, the City will continue to honor our area's rich agricultural heritage by offering agricultural landowners the option to postpone the annexation of their land as long as they commit to not engage in substantial development or sell to a developer.

Any person having questions about annexation and the City of Bulverde may visit our website at <http://bulverdetx.gov/251/Annexation-Information> and submit an email through the link on the page.

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Plan to be at the Bulverde Community Park on Saturday, August 6th for the second annual Day of Services & Back-to-School Outreach for the Bulverde community. Between 10:00 am and 2:00 pm, several local service providers will be on site at the Park to provide free or low-cost services to all area residents. Available services may include: Free blood pressure and glucose screenings; Free child oral screening and dental hygiene lesson; Free vision screenings; Low cost children's vaccinations*; Free child safety kits; Mobile library services and free books for children; Free child haircuts (children ages 10 and younger); Blood drive—donate to save a life!; Low-cost pet vaccinations; Free school supplies.

Additional service providers and ministries will be in attendance offering concessions, free items, or fun activities for the children. All providers are offering a limited selection of their services for free or a reduced rate as a service to our Bulverde and Spring Branch community residents.

If your business, ministry, or outreach would like to participate as a provider in the Back-to-School Outreach & Day of Services, please contact Weslea Miller at (210) 316-1940 or dayofservices.weslea.miller@gmail.com.

(*Vaccinations will be subject to availability, as provided by the Comal County Department of Health. Parents, if you child needs vaccinations, you must have the child's shot records and insurance information with you.)

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WE ALWAYS NEED OUR COMMUNITY... AND SOMETIMES THEY NEED US



Bulverde Spring Branch Fire & EMS (BSB Fire & EMS) recognizes that the current United States health system is often one that fails to achieve optimal outcomes for patients, and generally at a high cost. Patients are sometimes sent home with medical equipment they are unfamiliar with and/or prescriptions with new, confusing directions. Additionally, with the length of stay at hospitals drastically shortened, patients must deal at home with fatigue and pain, making daily living a challenge.

We also realize that in a semi-rural area such as our 216 square mile service area, there are many seniors who would be well-served to “age in place”—meaning they stay in their comfortable and familiar home as long as possible. Care gaps exist in this area, and as a result, seniors are routinely referred to hospital emergency rooms even though an emergency room is an imprecise match to the needs of the patients.

In an attempt to correct and address some of these challenges, BSB Fire & EMS has pioneered a novel delivery strategy called Mobile Integrated Healthcare (MIH). MIH serves a range of Bulverde Spring Branch community members in-home setting by providing 24/7 assessments from day-to-day safety evaluations to prevention services. The MIH services are provided by medical professionals. Community members are referred by many sources and can be self-referred. The goal of each MIH contact is to improve access to care, positive outcomes, and value.

Our MIH program is funded through grants and generous donor contributions. This program is of high value in the Bulverde Spring Branch area because of challenges with mobility and transportation. Additionally, in our semi-rural area, age-in-place assistance (care and prevention services) will greatly increase the number of residents who can continue to enjoy their home and animals longer than previously possible. This is especially important in single-member homes. Our MIH approach differs from existing out of hospital care program in its synchronized multi-provider patient-driven partnerships driven by local needs and resources.

If you would like more information about our Mobile Integrated Healthcare program, contact Richard Britz at 830-228-4226. Longevity can be an asset, but if compassionate support is desired, the men and women of Bulverde Spring Branch Fire & EMS are here for you.



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ESDs and Setting the Property Ad Valorem Tax Rates

Property taxes pay a significant portion of the annual operating and capital investment expenses for the western Comal County ESDs (Emergency Medical Services District: ESD 1; and Fire Protection and Emergency Response Districts: ESDs 4 and 5). State law caps the maximum ad valorem tax rate for ESDs at \$0.100 per \$100 property valuation (\$0.100/\$100). ESD 5 currently taxes at the \$0.100/\$100 rate; ESD 4's current tax rate is \$0.060/\$100; and ESD 1 currently has a \$0.851/\$100 tax rate.



operating money and sufficient funds to pay its debts in the coming year.

before, on properties taxed in both years. If property values rise, the effective tax rate will go down, and vice versa.

- The rollback tax rate, by contrast, would provide the ESD with about the same amount of tax revenue it spent the previous year for day-to-day operations plus an extra 8 percent cushion for

“Truth-in-taxation” laws give taxpayers a voice in decisions affecting their property tax rates. Detailed information from the Texas Comptroller’s office can be found at (<http://comptroller.texas.gov/taxinfo/proptax/tnt/>)

Beginning in early August, the ESDs will take the first step toward adopting a tax rate by calculating and publishing the effective and rollback tax rates.

- The effective tax rate would provide the ESD with about the same amount of revenue it received in the year

In the August–September timeframe, ESDs hold budget hearings to discuss and approve what services to provide in the coming year and how to pay for them. The ESDs publish the effective and rollback rates in quarter-page ads in the New Braunfels Herald Zeitung newspaper, along with a list of the debts it must pay and the amount of money left over from the previous year. The public hearings allow taxpayers to voice their opinions about the proposed tax rates and ask questions. Before the hearings end, the ESD sets a date, time and place for the tax rate’s formal adoption. The ESD must adopt the tax rate by mid-September of each year.

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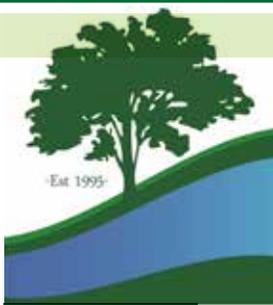
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 CHAMBER OF COMMERCE

B/SB Area Chamber of Commerce Events Calendar

July 14

Business Networking Mixer

5:30–7:30 pm

Sponsored by: Reliance Residential Realty
 Ashton Woods Model Home in Kinder Ranch
 Member Only Event

July 20

Chamber Monthly Power Lunch

Sponsored By: The Reel Seafood House
 12 Noon–1:00 pm

Location: Bulverde Spring Branch Activity Center

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

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Oak Wilt Prevention

(Information provided by the Texas Forest Service)

Oak wilt is one of the most destructive tree diseases in the United States. The disease has killed more than 1 million trees in 76 Central Texas counties, often devastating local neighborhoods, home property values, and the iconic fields of oaks the Hill Country is known for. There have even been local oak wilt outbreaks in nearby communities such as Fair Oaks Ranch, Hollywood Park, and Garden Ridge. With the recent wind storms experienced in our area, the Bulverde community has seen an uptick in recent tree trimming activity. Take great care to avoid this devastating disease.

Oak wilt spreads to other oak trees in two ways – long distances with the aid of certain beetles, or locally through common or grafted roots. Sap-feeding (nitidulid) beetles are believed to be responsible for much of the long distance spread of oak wilt. During the spring, the oak wilt fungus forms special spore-producing structures called fungal mats on red oaks. Nitidulid beetles are small (about 1/8-inch long) and are attracted to oak wilt fungal mats because the mats have a sweet, “fruity” smell. Nitidulid beetles also feed on tree sap associated with fresh wounds. If a beetle contaminated with oak wilt spores lands on a fresh wound on a healthy oak, then that tree can become infected. Tree wounds can be made by man or nature, but nitidulid beetles are attracted to both.

Prevention plays an important role in the management of oak wilt. Landowners and homeowners can take an active role in oak wilt prevention by taking the following steps:

- 1. Avoid pruning or wounding oaks between February 1 and July 1.** This is the time of year when oak wilt fungal mats are most likely to form and nitidulid beetles are active. If a nitidulid beetle carries oak wilt spores from a fungal mat to a fresh wound on an uninfected oak tree, the fungus could become established in the disease-free tree. The least hazardous periods for pruning are during the coldest days of midwinter or extended periods of hot weather in mid- to late summer.
- 2. Sterilize/Sanitize all pruning equipment between trees using denatured methyl alcohol (shellac thinner), isopropyl alcohol, or a general purpose household disinfectant such as Lysol, Listerine, Pine-Sol or related products. Using household bleach is NOT recommended as it can be corrosive to pruning tools as well as people. Make sure to only hire reputable tree trimming firms that actively clean and sanitize their equipment between jobs.**
- 3. Immediately paint all wounds on oaks to prevent contact with contaminated beetles.** Wounds should be painted, regardless of the time of year they were made, with commercial tree wound dressing or latex paint (color doesn't matter!). Wounds can be either man made or natural and include freshly-cut stumps and damaged surface roots. **It is a violation of Bulverde City Code to prune oak trees without painting the wound. Please report unpainted tree trimming to City Hall immediately.**

For more information on Oak Wilt please visit:
<http://texasforestservice.tamu.edu/OakWiltFAQS/>



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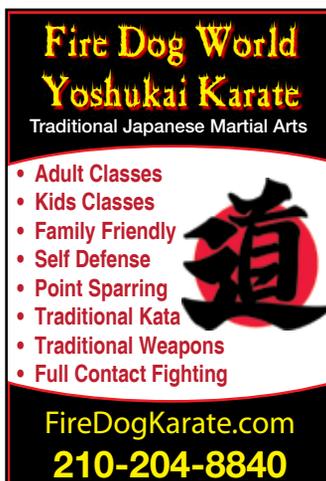
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VETERANS MEMORIAL COMMITTEE TO BE FORMED

The City Council has a strategic goal to explore the creation of a Veterans Memorial within the Bulverde Park system.

The Council is seeking veterans, active duty military personnel, and widows and children of service members who died in service to Our Nation to participate on a committee for this much needed asset in our community.

If you are interested in serving on this committee, please contact Bulverde City Councilmember and US Army Major (ret.) David Payne at (mobile) 830.499.6298 or (email) payner320@yahoo.com.



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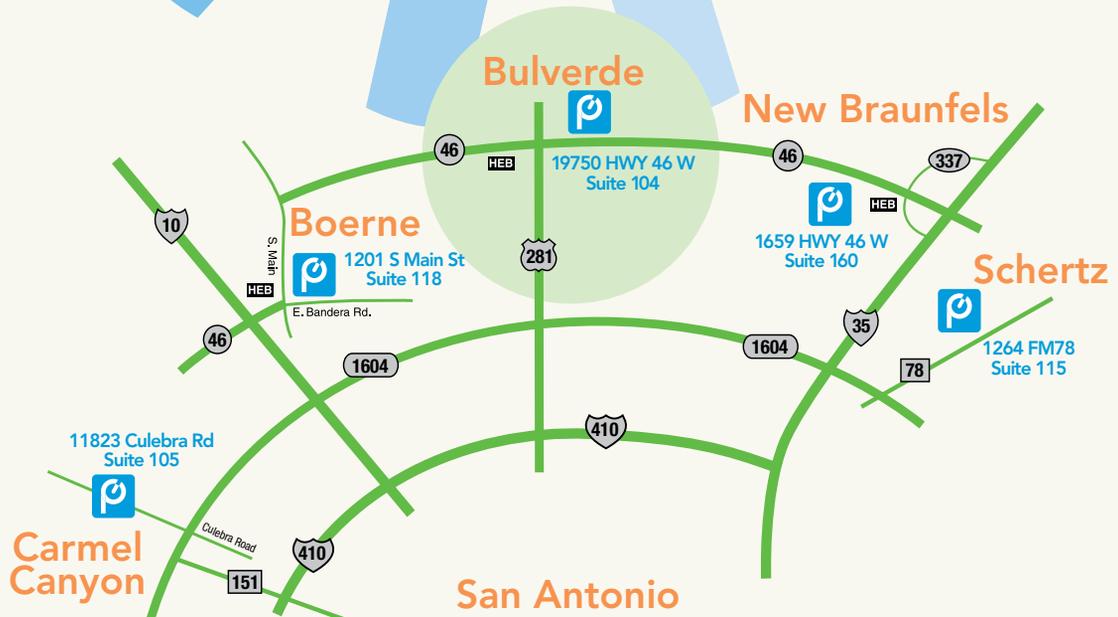
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National Night Out Tuesday, October 4th

Join in the fun and get to know your neighbors!



Texas' National Night Out 2016 is scheduled for Tuesday October 4th, and members of the Bulverde Police Department are looking for individuals or businesses who would like to either host or co-host a block party event. An estimated 700 citizens participated in NNO in 2015, which helped Bulverde place 2nd in Texas for cities with population 5,000–15,000. We are hoping to improve on that position in 2016, and we need the community's help.

National Night Out is a great opportunity to meet your neighbors and discuss ideas for a safer community. It's also a great opportunity to meet your local first responders from the police department and fire/EMS entities, the same people that will be responding should you call for assistance.

We are also looking to partner with local businesses who would like to be a sponsor for National Night Out 2016. Donations from these great community partners make it possible for host appreciation events, as well as a luncheon event for seniors at the Bulverde Spring Branch Activity Center who may not be able to get out on the night of NNO. These events create a great opportunity to get together and share ideas, meet other block party hosts, distribute gift

bags, share a meal, and meet all those who make National Night Out in Bulverde a great success. What a great occasion to show support for the community, as well as a great opportunity to showcase your business name in the community. A business sponsorship will get your business logo and/or name on all National Night Out banners (like the 2015 banner pictured here) that will be prominently displayed in the community, advertisement opportunities in host goodie bags, and an invitation to the host appreciation event and national night out block events. This year, we have teamed up with the Bulverde Spring Branch Chamber of Commerce to assist with recruiting local businesses, but sponsorships are limited. Businesses interested in sponsoring this year's National Night Out events can contact Rhonda Zunker at the Bulverde Spring Branch Chamber of Commerce at 830-438-4285 or Mary Bell at the Police Department at 830-438-3612.

Bulverde's 2015 National Night Out Sponsors



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Still Waiting

by Carrye Franzel



Bulverde Area Humane Society (BAHS) is able to offer some things other animal shelters can't. Like acreage, room for fenced play yards so dogs get a daily break from life in a 9 x 4 kennel run. Thanks to a strong volunteer force, dogs and cats often get more than the average amount of human handling in a shelter environment. But like any shelter, BAHS is meant to be a temporary home, not a long-term stay. Consider what Sue Sternberg, internationally recognized authority in the dog sheltering world has to say.

"Even in the best of shelters, with the greatest staff and volunteers, kennel life is frustrating, confining, over-stimulating for dogs."

A dog needs more than shelter, food, and occasional human contact. Long-term kenneling is hard on any dog, some more than others. Several who have been here many months would make good pets, but because they no longer show well in a kennel run, aren't considered. Like Cowboy. He was abandoned by his owner, tied to the entrance gate of a wildlife refuge. BAHS accepted him as a transfer when a kennel became available in November 2014. In the early days, he was generally easy to handle. Over time, he showed signs of deteriorating. He began launching off the sides of his kennel, a common stress behavior in shelter dogs. This discouraged visitors from considering him and volunteers from taking him out. Several weeks ago, BAHS contacted LoMa Behavior and Training for help. Lorraine Martinez evaluated Cowboy. Her conclusion: with consistency



and positive reinforcement of a couple of training specifics, he could be adoptable again. A core group of volunteers applied the techniques, used treats and quiet time with humans to reward good behavior. A solid Sit and Down are in his toolbox now. Cowboy also has learned to relax, a favorite pastime now, quiet time in the office with staff.

This 3-year-old, 76-pound hound mix needs a home with adults or older children, a fenced yard or acreage for exercise, and time with his people. He loves the water, too. Won't you help us spread the word about dogs like Cowboy, and other long-term residents like him, still waiting? And the next time you visit a shelter, don't assume that a dog's behavior in a kennel is how he will be outside.

Although Cowboy was abandoned, many of our dogs were pets who, without tags or microchip, could not find their way home because they had no identification.

If you lose a pet, start the search immediately, post flyers, email ComalCountyLostAndFoundDogs@gmail.com with a picture and where lost. Contact area shelters. A complete list of phone numbers is at our website: <http://bulverdeshelter.com/>.

If you find a pet, first have it checked for microchip, a free service at area veterinarians and shelters. Send picture/description **and location** to:

ComalCountyLostAndFoundDogs@gmail.com, <http://bulverdeshelter.com/>, and rescue@gvtc.com. Send to NextDoor and Facebook if you are a member. If you see a dog loose in the City of Bulverde, you may report it to the City by calling 830.438.3612.

Tag and chip your pets—the unthinkable happens to most pet owners eventually.

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The Buzz From the Garden

Garden Time

By David Eastman, Master Grower



Timing in the vegetable garden may be the most important consideration for a successful harvest. Harvest being the key word because without an adequate harvest, all the carbon spent driving, the water and amendments wasted, and the work to earn

the money spent are more harmful to the planet than the fruits of your labor are worth. Proper timing of your efforts throughout the year is needed to ensure that you produce the largest harvest for the least amount of effort.

Most calendars give you planting dates but don't explain why the dates are so important. I often hear master gardeners say it is OK to plant tomatoes in May. While this may be a proper time in New England, it is not an efficient use of water and fertilizer in Texas. 2016 is an extremely wet and mild Spring but hardly representative of a normal season. The weather should normally be hot by now, with little rain and the need for routine watering. Every time you water, electricity is produced, some by burning coal, to run the pumps to provide the water to your plants. Planting at the correct time can significantly reduce your water use.

Texas has two distinct vegetable growing seasons, Spring and Fall. Spring planting starts as early as December for cool weather crops like peas, and other frost tolerant crops in January and February. Tomatoes are typically planted in mid March depending on any cold fronts in the forecast. If tomatoes are planted late in Spring, they will not only require more water, but the harvest will not be complete in time to prepare the garden for Fall planting. Spring tomatoes should be harvested and removed from the garden by the end of July to allow for amending the soil before Fall planting begins. Tomatoes left past the end of July also become hosts for disease and pests like spider mites that can infect nearby young plants in other plots.

Fall tomatoes should be transplanted in late July or early August, or as soon as the nurseries have transplants. This is the correct time, although some nurseries don't have transplants this early due to slow sales. While this may sound early, a lot of the newer hybrids like the Texas Superstar tomato "Tycoon" produce large fruit and are slow to ripen. Later planting runs the risk of an early frost destroying the majority of the crop before it is ripe. Most heirloom tomatoes are indeterminate, and will surely be harmed by frost if planted later. Fall tomatoes should be determinate varieties, with Heirloom and indeterminate varieties only planted in spring.

Last but not least, is planning for long season crops—such as peppers, eggplant and Swiss chard—and any crop that grows all season or over winters in our climate. These need a space that will not be disturbed by the seasonal planting of Spring and Fall

crops. The best place for these vegetables is along the edges or ends of your plot where they will not hinder the removal or planting of new crops.

Keeping notes about the time you plant and harvest is very useful for future consideration of which crops produced a successful crop, as you may find that if the planting was timely and the harvest was poor, either the crop is not desirable or another factor was responsible. If the planting was not at the correct time, a poor harvest may result regardless of the crop or effort. A simple spiral notebook works well, as notes and sketches can be recorded for future reference and the price is right.

Happy gardening, and refer to the planting guides at <http://aggie-horticulture.tamu.edu/> for the most current planting calendars and plant varieties. For specific planting questions refer to <http://www.plantanswers.com/>

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

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EXCITING THINGS ARE HAPPENING IN BULVERDE/SPRING BRANCH



The Bulverde/Spring Branch area is a thriving and desired community. As growth continues to come our way, the Bulverde/Spring Branch Economic Development Foundation (BSBEDF) continues to strive to achieve the objectives of the Bulverde/Spring Branch Area Economic Development Plan by proactively marketing our area to attract appropriate quality business and capital investment; we work to bring new job-producing investments and other services to our community to create a healthy and viable economy. As a result, we are seeing more interest and business investment all over the area.

In that respect, we would like to update you on some of the latest happenings in the community and share some exciting news.

First and foremost, the economic development efforts of the BSBEDF will be the subject of an article being written and published by Focus Media Group. The feature will discuss the importance of the BSBEDF and the role it plays in maintaining existing business and attracting new business to the City, County and surrounding region. The article will be appearing this month in their industry publication, Business in Focus, distributed to over 363,100 subscribers in North America and will be part of a major inward investment focus report on the State of Texas.

Focus Media Group will be actively promoting this story by running a press release. The content of the article will be indexed by online news streams, including Google and Yahoo news, driving even more attention to our story, our partners and the Bulverde/Spring Branch community.

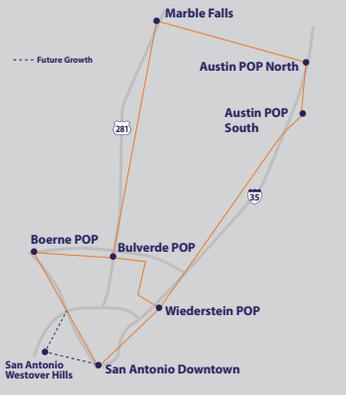
GVTC Communications, our beloved local communications cooperative, is knocking things out of the ballpark in the world of fiber communications by expanding its line of business into Wholesale Carrier Ethernet services. According to a May 16, 2016 GVTC Press Release:

“Through a unique, high-capacity fiber network, GVTC will sell Ethernet Access Services, Ethernet Transport Service, and Fiber to the Tower (FTT) to customers requiring reliable access to metro and remote markets in Central and South Texas, with transport to Dallas, Houston, Austin, San Antonio, and Mexico.”

“GVTC’s Wholesale Carrier Ethernet services will further diversify the company’s revenue streams to help offset lower demand for traditional telecommunications services, along with regulatory changes affecting the industry nationwide. GVTC projects strong growth from its wholesale business, strengthening its ability to grow, scale, and remain viable long-term.”

“For this new business, GVTC has expanded its fiber network, with speeds exceeding 100 Gbps, along with securing a presence in data centers and carrier hotels in Austin and San Antonio. Additional advantages include a unique, diverse path along U.S. Highway 281, enabling end-to-end Service Level Agreements and protected low latency rings for real-time applications, such as disaster recovery, synchronous data replication, and cellular backhaul.”

GVTC Fiber Next Generation Ring



This is fantastic news and a great asset for our community! Our community will now have unprecedented availability to Ethernet access services by way of several POPs (points-of-presence) strategically located throughout the GVTC network.

Our largest community investment to date is the Singing Hills Development, and that investment is paying off well with several businesses currently under construction such as Jiffy Lube, Sonora Bank, Security Service Federal Credit

(cont'd on pg. 22)



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(cont'd from pg.21)

Union, and Ay Chihuahua Mexican Café. Burger King should be next to begin construction, with many more fabulous businesses to follow.

As of this writing, we cannot mention the name, but we anticipate our community's first hotel to close this month on a 2± acre site within Singing Hills and be open for business in the summer of 2017. The hotel will also include roughly 5,300 sf. of space for a new Convention & Visitor's Center, in partnership with the City of Bulverde, that will include offices and much needed meeting facilities. The hotel flag is well known and the hotel developers have been great to work with...they will be great community partners for years to come. This project was over a year and a half in the making, as the BSBEDF had to sell the group on our community, as well as prove up the demand drivers that would support the hotel. The BSBEDF was also intimately involved in negotiating and structuring the Convention and Visitor's center facility agreement with the hotel developer and the City of Bulverde.

Last but not least, a new, freestanding emergency room is planning to come to our area. Physicians Premier has leased space in the old H-E-B location and will be occupying the end cap of that building where the pharmacy used to be located. This is another project that the BSBEDF was involved in that took well over a year to come to fruition, but was well worth the effort as it's a much needed service for our community. The group of doctors are well-known and have four similar facilities located in the Corpus Christi area. The Bulverde location is expected to open later this summer or early Fall.

With many more projects in process, we are keeping busy here at the BSBEDF, so stayed tuned for more announcements to come!

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, visit us on Facebook at <https://www.facebook.com/bsbedf> or call us at 830.885.4331 for more information about the BSBEDF.

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Library Highlights



The Bulverde Spring Branch Library continues to have a packed schedule of events, programs, and classes throughout the summer months. Spend some quality time at the Library, enjoying all that they have to offer! Here are a few highlights—

- **Art Lab programs:** Zentangling techniques, Watercolor Fabric Acrylic Painting
- **Mind Lab programs:** Cheating Death by PowerPoint—Larry Sunn's program, and Video Editing
- **Craft Lab programs:** Wire, Rock & Bead Tree, Chalk Paint Furniture
- **Adult Spelling Bee:** should be lots of fun and challenging.
- **Teen Programs:** Friday Night Fights: "The Battle of the Fandoms"
- **Kids Programs:** Monday—Game Days, Wednesday—Performers, Friday—Special Events
- **ESL in the mornings and evenings:** Tuesdays & Thursdays, 10:00am–1:00pm, and Wednesdays & Thursdays, 6:00pm–7:30pm
- **Summer GED:** Tuesdays and Thursdays, from 10:00am–1:00pm
- **Technology Classes:** Email 2, and Saving/Finding Files

Be sure to check the full schedule on the website <http://bsblibrary.org> or call them at 830.438.4864.



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Bulverde UMC Annual Rummage Sale

Bulverde United Methodist Church is holding their annual rummage sale on Friday & Saturday, August 5 & 6 from 8:00 a.m. to 1:00 p.m. There is always a huge selection of furniture, appliances, toys, clothing, collectibles, and more. Proceeds go to local, national, and international outreach projects sponsored through the church. Bulverde UMC is located at 28300 US Highway 281 N.

NPSOT Meeting

The Lindheimer Chapter (Comal County) of the Native Plant Society of Texas will hold their monthly meeting on July 19 at the GVTC Auditorium located at 36101 FM 3159, Smithson Valley. The doors open at 6:30 pm and the meeting starts at 7:00 pm. The speaker will be Dr. William Welch, Professor of Horticulture at Texas A & M University, and very sought after Plantsman. Dr.

Welch will speak on "Native vs. Introduced Plants: Old vs. New Concepts." The meeting is free and the public is welcome. For more information, call Martha Guethle, 830-438-5996.

S.T.A.G.E. presents BARK!

S.T.A.G.E., Inc. is honored to present the Texas premiere of BARK!, a musical composed by David Troy Francis, on July 14 through 31.

This spectacularly successful and critically acclaimed Musical is quirky, boisterous, and full of puppy love. BARK! follows six canines for one day at Deena's Doggie Daycare. Presented entirely from the dogs' point of view, the show is funny, fast paced, and musically exciting.

Opening night on July 14 is a benefit performance for Provisions: A 25:35 Outreach of Bulverde. All seats are \$18 and no season tickets will be accepted. Dinner service begins at 6:30 p.m., and the curtain goes up at 8:00 p.m. Call S.T.A.G.E. at (830) 438-2339 for information about additional show times, ticket prices, and dinner service.



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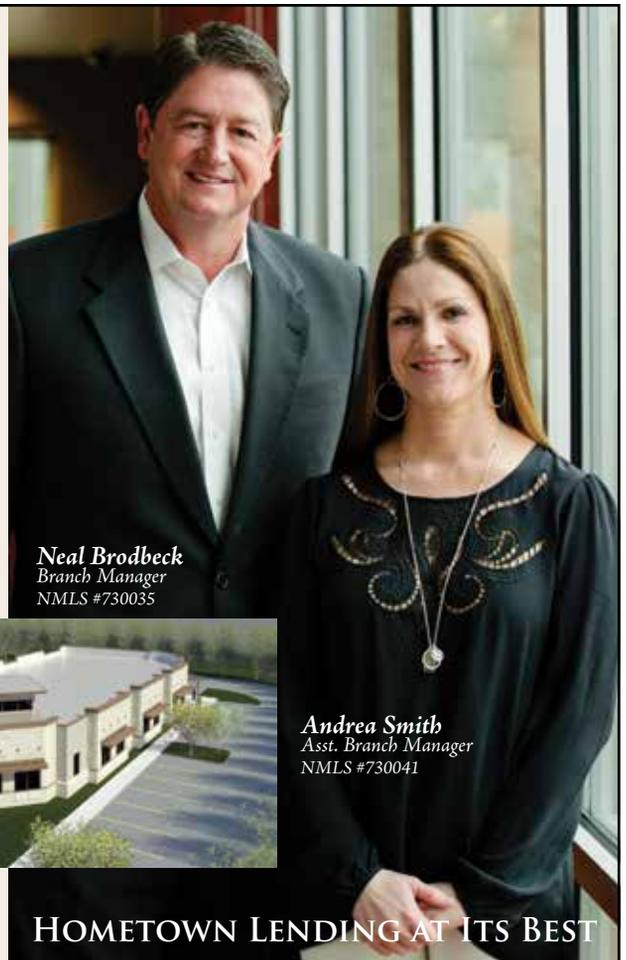
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JULY 2016

AUGUST 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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 BAAC Featured Artist Exhibit opens (The Makery)	2
3	4 Independence Day City Hall Closed	5 Planning & Zoning 6:30p	6 BAAC mtg 6:30p (The Makery) SBB Family Lions 7:30p (Activity Ctr.)	7	8 Movies in the Park: SPONGEBOB MOVIE (dusk 8:00sh; Bulv. Comm. Park)	9
10	11 Friends of Library Board mtg. 1:00p (Library) Rural Library District mtg. 4:00p (Library) Comm. Garden Mtg. 5:15p (Activity Ctr.)	12 City Council 6:30p	13	14 Wellness on Wheels 1:00p (St. Joseph's Honey Crk.) Bulverde Lions 7:00p (Bulv. Comm. Ctr.) BARK! (S.T.A.G.E.)	15 BARK! (S.T.A.G.E.)	16 BARK! (S.T.A.G.E.)
17	18 CTGCD* 6:00p (353 Rodeo Dr.)	19 Native Plant Soc. 7:00p (GVTC)	20 SBB Family Lions 6:00p (Activity Ctr.)	21 ESD #1,4 & 5 5:30p (353 Rodeo Dr.) BSBES 6:30p (353 Rodeo Dr.) BARK! (S.T.A.G.E.)	22 BARK! (S.T.A.G.E.)	23 Shine the Park 8:00a (Bulv. Comm. Park) BARK! (S.T.A.G.E.)
24 BARK! (S.T.A.G.E.)	25	26 Friends of the Park 6:00p	27	28 Bulverde Lions 7:00p (Bulv. Comm. Ctr.) BARK! (S.T.A.G.E.)	29 POET Program 5:30p (City Hall) BARK! (S.T.A.G.E.)	30 BARK! (S.T.A.G.E.)
31 BARK! (S.T.A.G.E.)						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Planning & Zoning 6:30p	3 BAAC mtg 6:30p (The Makery) SBB Family Lions 7:30p (Activity Ctr.)	4	5	6 Back-to-School Outreach & Day of Services 10:00a (Bulv. Comm. Park)
7 International Friendship Day	8 Friends of Library Board mtg. 1:00p (Library) Rural Library District mtg. 4:00p (Library) Comm. Garden Mtg. 5:15p (Activity Ctr.)	9 Community Open House: Zoning Study 4:00p (Activity Ctr.) City Council 6:30p	10	11 Wellness on Wheels 1:00p (St. Joseph's Honey Crk.) Bulverde Lions 7:00p (Bulv. Comm. Ctr.)	12 Movies in the Park: PLANES: FIRE & RESCUE (dusk 8:00sh; Bulv. Comm. Park)	13
14	15 CTGCD* 6:00p (353 Rodeo Dr.)	16 Native Plant Soc. 7:00p (GVTC)	17 SBB Family Lions 6:00p (Activity Ctr.)	18 ESD #1,4 & 5 5:30p (353 Rodeo Dr.) BSBES 6:30p (353 Rodeo Dr.)	19	20
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*Comal Trinity Groundwater Conservation District

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