



WINDCREST TEXAS

**DEBT
FREE**

**PAID IN
FULL**

**NEXT EXIT
WINDCREST, TEXAS**

**NO CITY
PROPERTY TAXES**

THE STATE OF WINDCREST 2015-2016

Growth in Sales Tax Revenue since 2009	Windcrest	Kirby	Converse	San Antonio
Sales Tax Rev. 2009	\$2,245,845.77	\$ 202,984.81	\$2,177,397.67	\$202,966,327.47
Sales Tax Rev. 2015 Est.	\$4,716,524.00	\$293,390.99	\$2,780,513.32	\$303,992,584.91
Growth in \$	\$2,470,678.23	\$90,406.18	\$603,115.65	\$101,026,257.44
Growth in %	110%	45%	28%	50%

A special newsletter for the residents of the City of Windcrest.

SPECIAL EDITION | OCTOBER 2015



WINDCREST TEXAS

8601 MIDCROWN • WINDCREST, TEXAS • 78239-2598

Connect with the City

www.windcrest-tx.com
Facebook.com/TheCityofWindcrest
Twitter.com/CityofWindcrest

City Administration

8 a.m.-5 p.m.
Monday-Friday
City Manager - Rafael Castillo
Ext. 2120 • rcastillo@windcrest-tx.gov

Post Office

8 a.m. - 4 p.m.
Monday-Friday
(210) 655-0022 ext. 2420

City Council

Mayor Alan E. Baxter
(210) 846-5507
abaxter@windcrest-tx.gov

Place 1 - Gerd Jacobi
(210) 657-9547
gjacobi@windcrest-tx.gov

Place 2 - Jim Shelton
(210) 650-5584
jshelton@windcrest-tx.gov

Place 3 - Pamela Dodson,
Mayor Pro-tem
(210) 562-0299
pdodson@windcrest-tx.gov

Place 4 - James McFall
(210) 473-7902
jmcfall@windcrest-tx.gov

Place 5 - John Gretz
(210) 646-7956
jgretz@windcrest-tx.gov

Departments • (210) 655-0022

Finance

Sarah Mangham- ext. 2410
smangham@windcrest-tx.gov

City Secretary/Municipal Court

Kelly Rodriguez - ext. 2250
krodriguez@windcrest-tx.gov

Permits

Ninfa Guerra -ext. 21000
nguerra@windcrest-tx.gov

Public Works

Tom Garcia - ext. 2490
tgarcia@windcrest-tx.gov

Police

Al Ballew - (210) 655-2666
aballew@windcrest-tx.gov

Code Enforcement

Jose Rosales
(210) 655-2666

Animal Control

Andres Fuentes
(210) 655-2666

Fire

Josh Brown
ext. 2180

Boards and Commissions

EDC

Tim Maloney
tmaloney@windcrest-tx.gov

P&Z

Col. Henry Berman
(210) 655-5650

WCCPD

Dr. William Mueller
(210) 654-7377

Parks & Rec

Jan Leaders
(210) 386-8764 • saljkl29@gmail.com

Board of Adjustments

Rick Cockerham
(210) 827-8597

Newsletter

Kelly Hamilton (210) 314-9783
• khamilton@windcrest-tx.gov

Firemen's Pension

Josh Brown
ext. 2180 • jbrown@windcrest-tx.gov

Bexar County Water District #10

Monday-Friday, 8 a.m.– 5 p.m.
General Manager - David Wallace
gmbwcid10@gmail.com
Water emergencies: (210) 422-4159

Police Business & 24 Hour Dispatch

(210) 655-2666
ALL EMERGENCIES FIRE, AMBULANCE, POLICE 24
HOURS A DAY
911

STATE OF WINDCREST

TABLE OF CONTENTS

MAYOR'S MESSAGE	4
WINDCREST FINANCES	6
WINDCREST POLICE DEPARTMENT	12
WINDCREST COURTS	16
WINDCREST VOLUNTEER FIRE DEPT.	16
WIND. ECONOMIC DEVELOP. CORP.	20
WINDCREST PUBLIC WORKS DEPT.	26
RACKSPACE	28
NEISD	32
WINDCREST COMMUNITY & EVENTS	34
FUTURE VISION	40

QUESTIONS? CALL (210) 655-0022



MAYOR
ALAN E.
BAXTER



WINDCREST STATE OF THE CITY

Dear Windcrest Friends and Neighbors:

We are pleased to present to you the Fiscal Year 2015-2016 Annual Budget and Plan of Municipal Services. Windcrest's fiscal year is from October 1, 2015 – September 30, 2016. The City of Windcrest's Annual Budget and Plan of Municipal Services is the comprehensive budget and plan for municipal services for the coming year. This document continues the direction as established by our citizens and the City Council to meet the existing challenges, and effectively plan for future needs. The Council voted 5-0 and passed this budget.

BUDGET OVERVIEW

The Fiscal Year 2015-16 Adopted Annual Budget and Plan of Municipal Services is an operational and financial plan for the programs and services provided by the City during the coming year. The proposed approximately \$9 million budget includes funding for all services; including Sanitation, WCCPD, and EDC, as well as Capital Improvements.

There are many capital improvements budgeted; such as, the continuation of upgrades to various parks, and improvements to the streets within the City of Windcrest. The Budget calls for over \$1.5 million in cash to be invested in the streets, common areas, parks and other infrastructure improvements. Some highlights are: enhancements to Windrock and the entrance at Windrock and Montgomery, renovating Autumn Sunset Park and the Duck Pond area, completing Phase Two and Three of the Park at Winnbrook Estates. Additionally, we have added to the Animal Control fund to continue to improve in this area, and be a leader with regard to the animal issues. We are enhancing the Police, Fire and First Responders Departments, as well as lowering your garbage bill by 25% for the third year in a row, lowering the Windcrest Residential Property Tax Rate for the fourth year in a row by 2%, not increasing any fees, and maintaining the unprecedented \$5 permit fee charges for most residential permits. Finally, we were also able to raise the minimum wage for our employees to \$14 per hour and giving a 5% pay increase, as we believe we have the best employees of any city.

GENERAL FUND

The primary operating fund of the City of Windcrest is called the General Fund. The majority of revenues collected to operate this fund are derived from various taxes. This fund is used to account for all financial resources not restricted to special or specific projects. As a general rule, in all funds, we budget revenues and expenditures conservatively to enhance sound financial management. To do otherwise could impair the City's ability to continue providing services to the citizens. In Fiscal Year 2015-16, the General Fund budget projects revenues to reach \$6,243,631. Significant revenues in the General Fund include revenues derived from property tax (ad valorem taxes), sales & use taxes, and franchise taxes. It should be noted that our sales tax revenue continues to grow each fiscal year. Other revenues that provide resources within the General Fund include fees and charges, and other miscellaneous revenues.

Fund balance is considered excess funds that the City Council has available for appropriation. The City Council has requested a very stringent fund balance policy that limits the expenditure of these funds.

The ad valorem tax rate (property tax rate) for fiscal year 2015-16 is budgeted and was reduced to \$.33410 of taxable assessed valuation, this is the 4th year in a row with a decrease in the property tax rate for a **total reduction of 24.4%**.

CONCLUSION

The City of Windcrest is a growing community with ever increasing needs. The Fiscal Year 2015-16 Annual Adopted Budget and Plan of Municipal Services allocates resources to address priorities identified by the City Council during various Council workshops and addresses many of those needs. The budget continues the prudent fiscal and budgetary policies implemented in the past five years and provides services to the community through new and expanded programs. Each program addressed within the budget has been evaluated to ensure value to the community and enhancement to the quality of life for our citizens.

With the continued support of the City Council and the City Staff, the City of Windcrest's Interest and Sinking (property tax supported) debt was paid off in 2014. Yes, we are debt free as a city and make improvements all with cash and incur no debt.

On behalf of the City Staff and myself, I want to thank the City Council for their leadership, hard work, efforts and confidence in what we do. Over the past five years, the City has progressively improved its financial condition while developing immediate and long-term priorities. The continued development of short-term and long-term goals is paramount to the future success of our community. Over the next fiscal year, this administration along with City Staff looks forward to working with you in making decisions and developing plans that will positively impact our community.

Finally, we acknowledge the tremendous contributions and teamwork of all City staff in preparing the Fiscal Year 2015-16 Adopted Annual Budget and Plan of Municipal Services. The management team worked together to assist in achieving the goals set by Council. Each Department worked to find savings in their operating budgets, and to make suggestions for program improvements.

Thank you to all that contributed to this article, this Newsletter and the 2015-2016 Budget.

Please take your time and read this Special Edition Newsletter. We hope you find it informative. If you should have any questions and/or comments, please do not hesitate to call me. My cell is 210-846-5507 and my email is abaxter@windcrest-tx.gov.

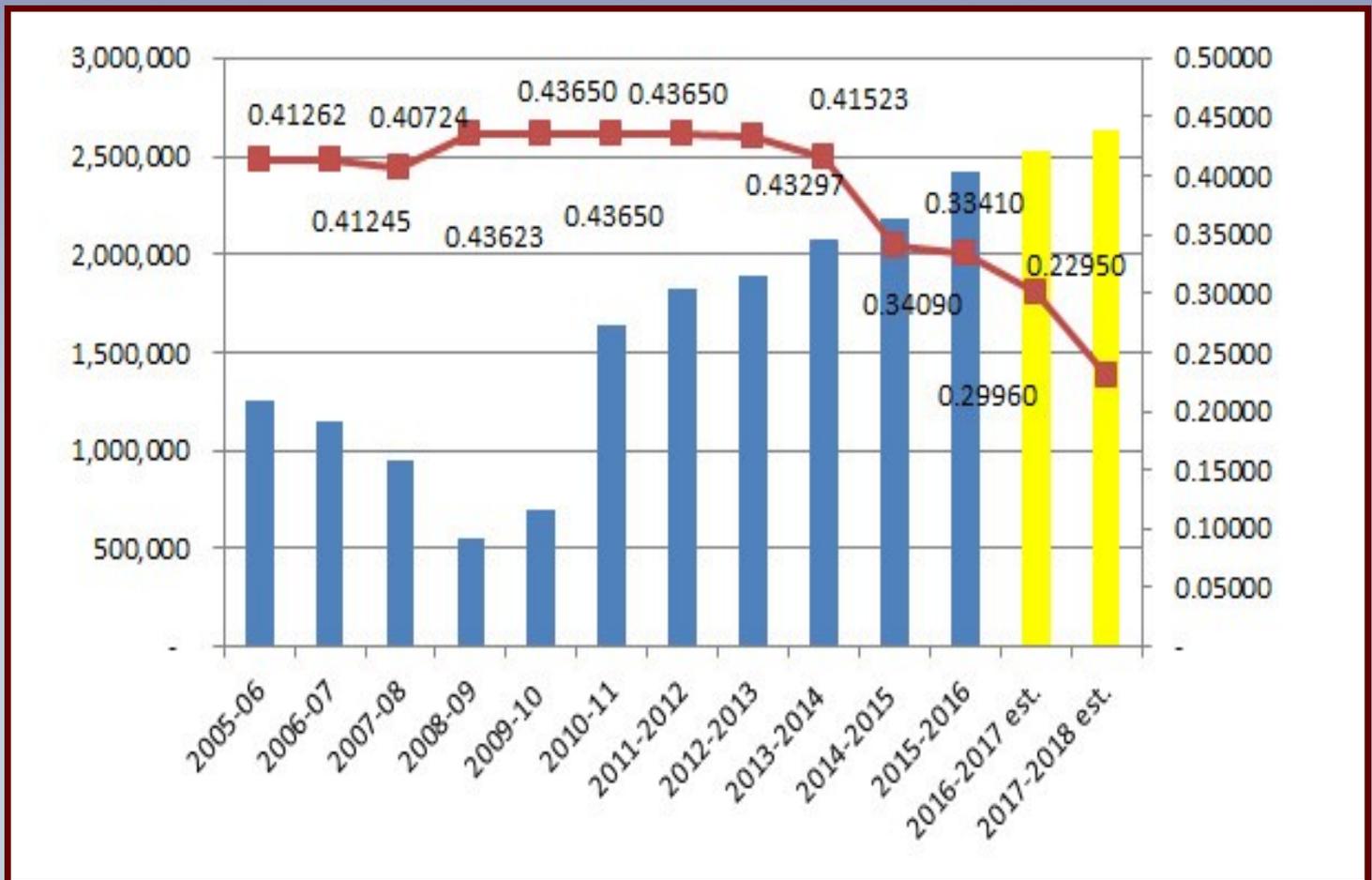
Your Mayor and humble servant,

Alan E. Baxter

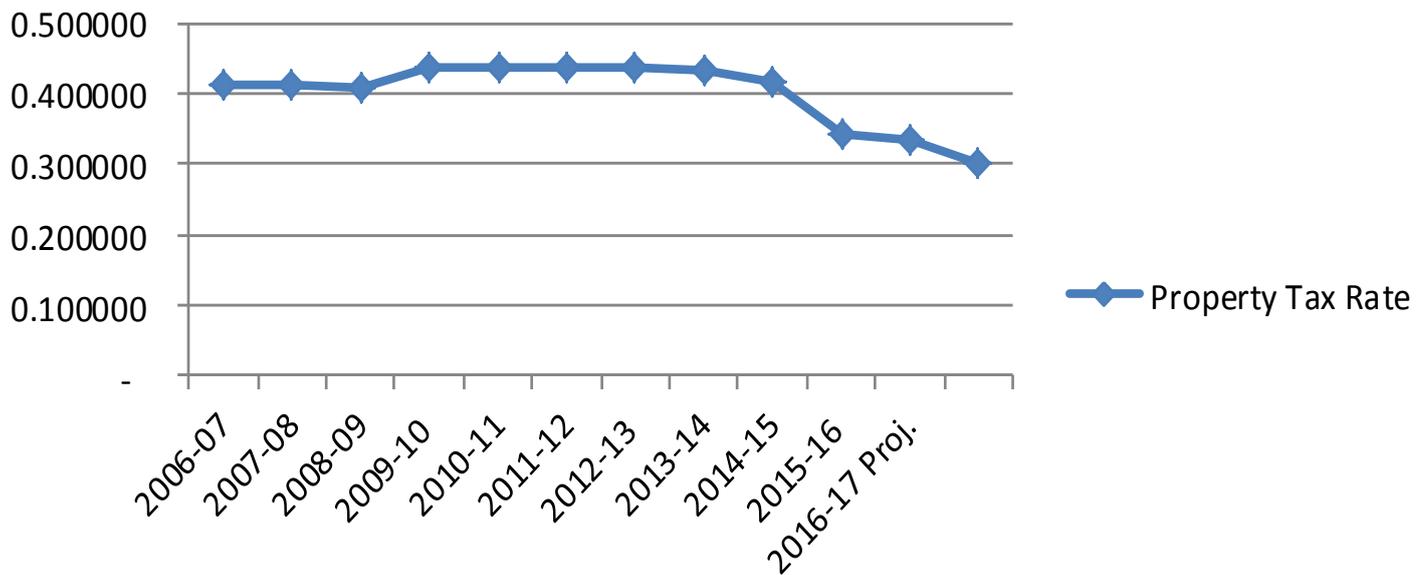
For the 2015-2016 fiscal year, the City of Windcrest *reduced property taxes by 2.5 percent*. In the last *three years*, the current administration has *reduced property taxes 24.5 percent*. With this downward trend, the city is on track to have **ZERO** property taxes.

The city of Windcrest is now *debt-free* and maintains over \$2.5 million rainy day fund, which the current administration has *increased by more than 300 percent since 2009-2010*.

Even with the growth in revenue, the citizens of Windcrest have not seen an increase in city-related fees or property taxes in the last three years, only reductions. Garbage fees have been reduced by 25 percent each year for the last three years and Windcrest citizens enjoy zero notary fees and \$5 for most residential permit fees.



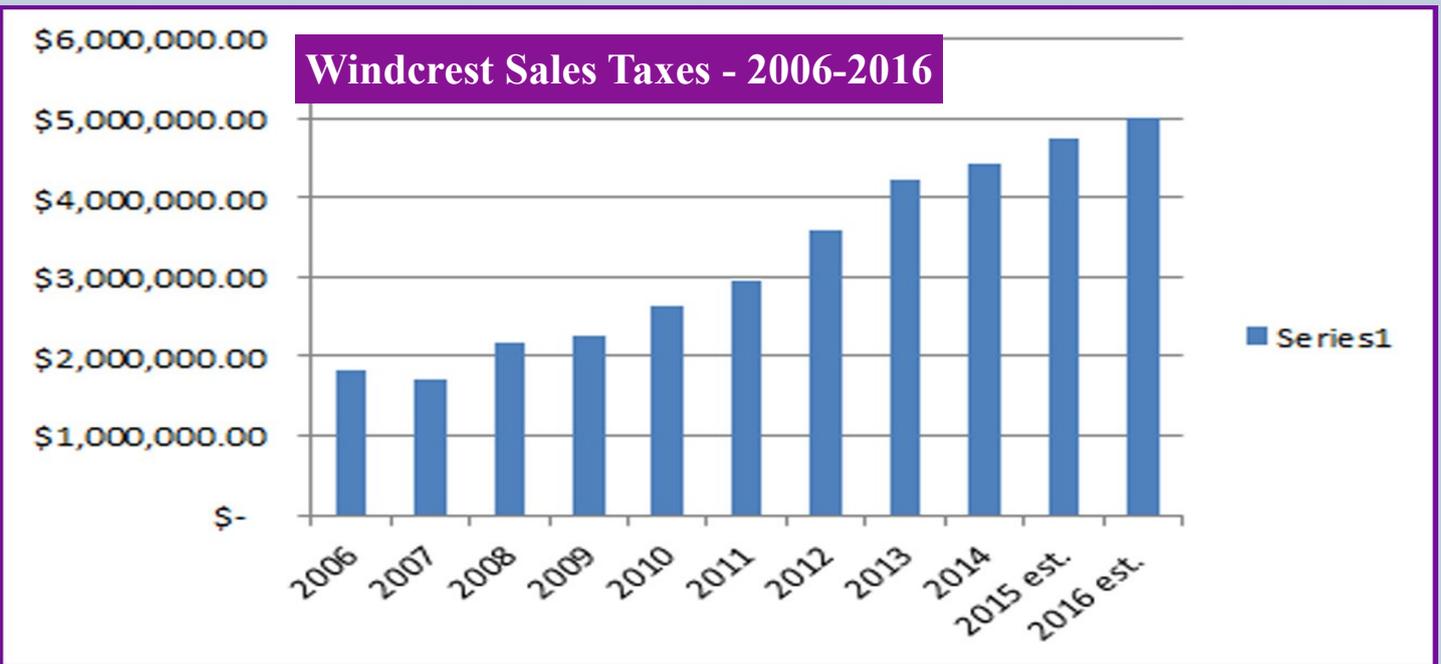
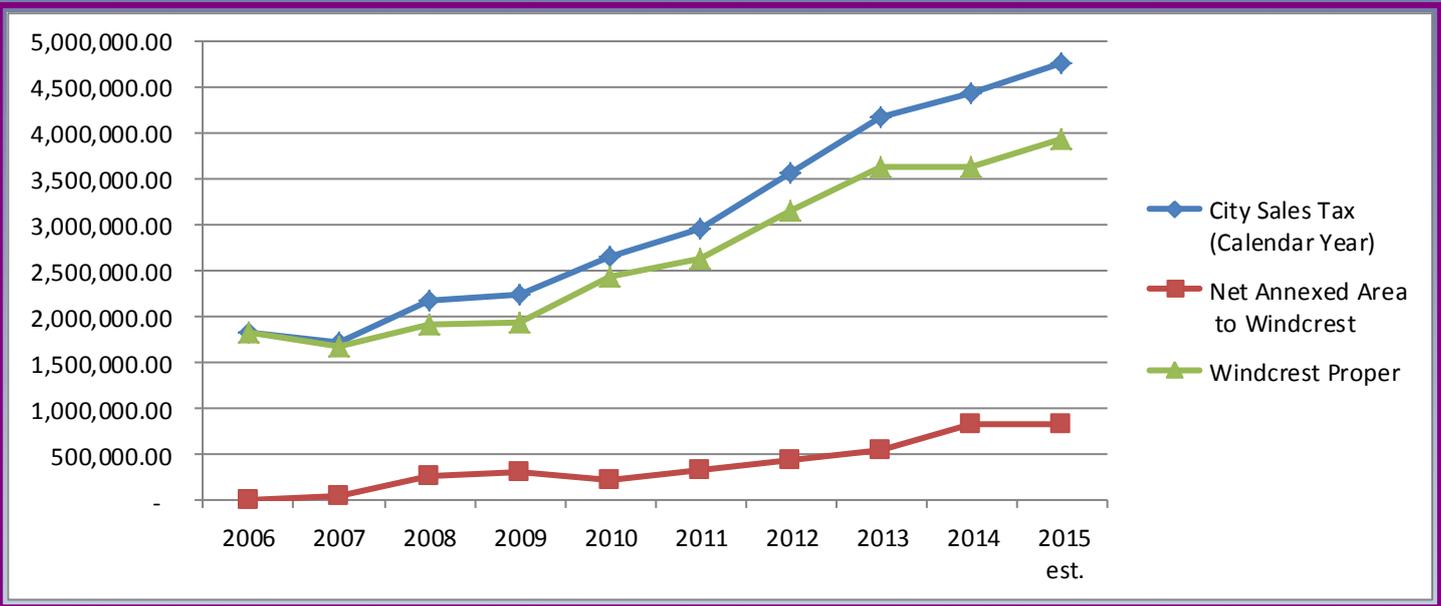
Property Tax Rate



Taxes were *reduced* a total of 24.4% in the last 4 years

Year	Property Tax Rate
2005-06	0.412622
2006-07	0.412454
2007-08	0.407239
2008-09	0.436227
2009-10	0.436495
2010-11	0.436495
2011-12	0.436495
2012-13	0.432970
2013-14	0.415231
2014-15	0.340900
2015-16	0.334100
2016-17 Proj.	0.299600

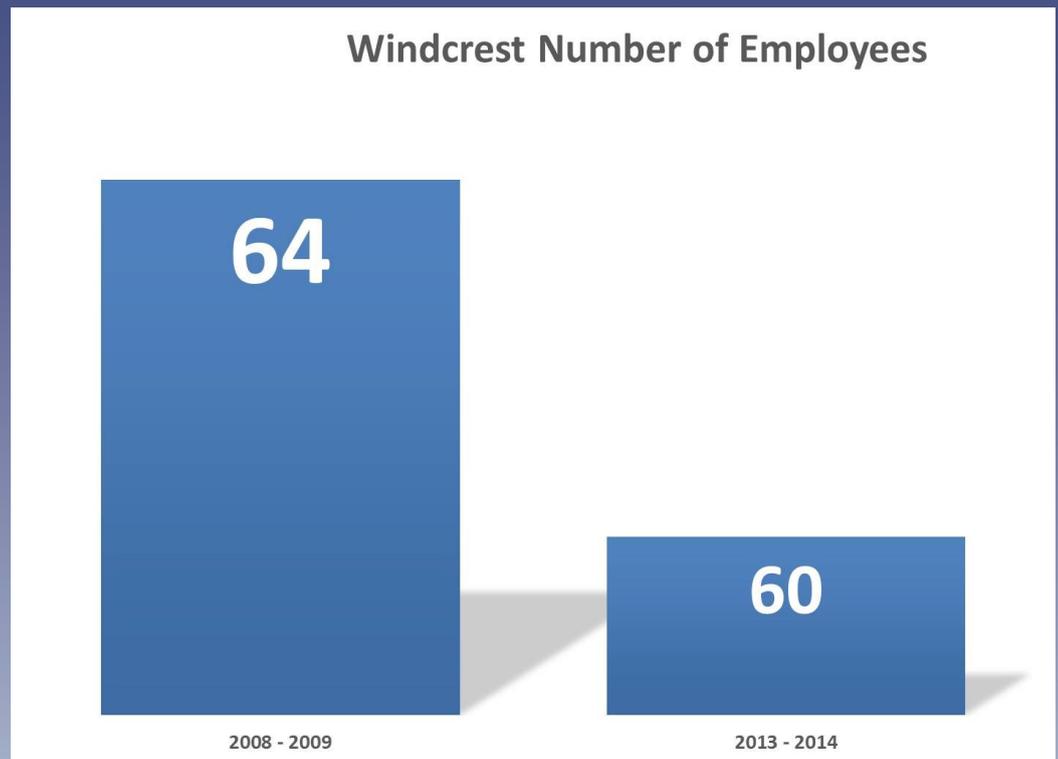
	City Sales Tax (Calendar Year)	Net Annexed Area to Windcrest	Windcrest Proper	Change in Windcrest Proper
2006	1,824,525.00	-	1,824,525.00	
2007	1,713,344.02	30,173.97	1,683,170.05	(141,354.95)
2008	2,170,380.08	254,679.57	1,915,700.52	232,530.47
2009	2,245,845.77	300,116.96	1,945,728.82	30,028.30
2010	2,645,189.44	205,019.61	2,440,169.84	494,441.02
2011	2,949,782.48	328,242.39	2,621,540.09	181,370.26
2012	3,578,681.32	425,486.14	3,153,195.19	531,655.10
2013	4,179,249.00	534,379.00	3,644,870.00	491,674.82
2014	4,441,150.52	814,899.38	3,626,251.14	(18,618.86)
2015 est.	4,756,845.52	814,899.38	3,941,946.14	315,695.00



Revenue has **increased** by \$2,510,999 since 2009.

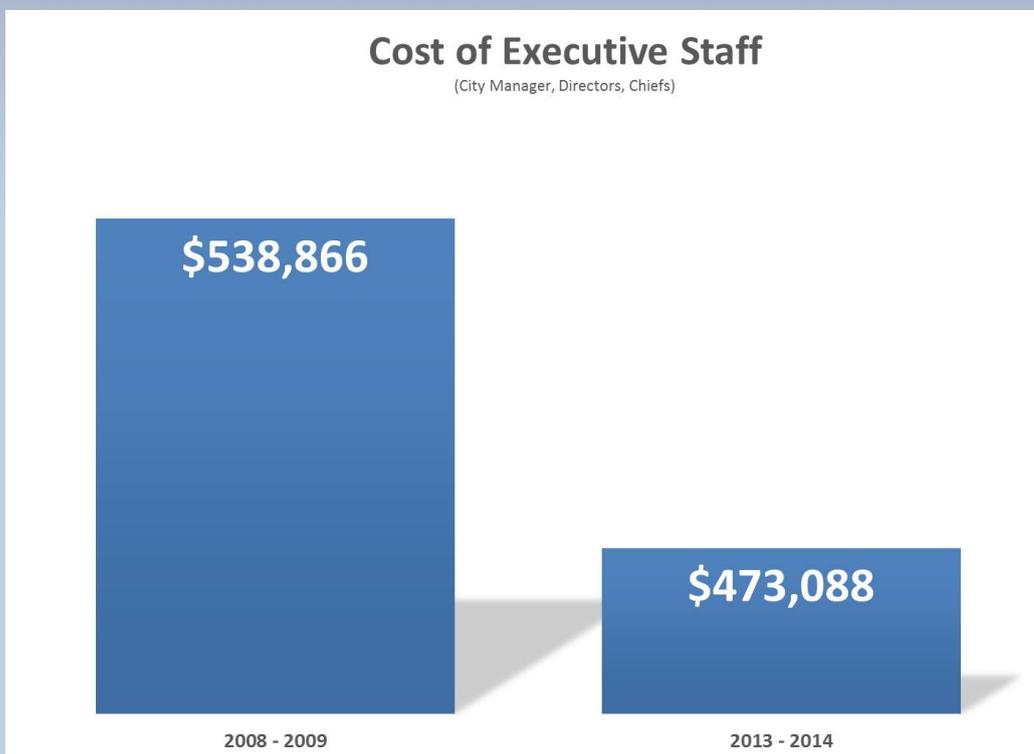
Reduced Total Staff

- Increased Revenue
- Lowered Taxes
- Added 6 Police Officers



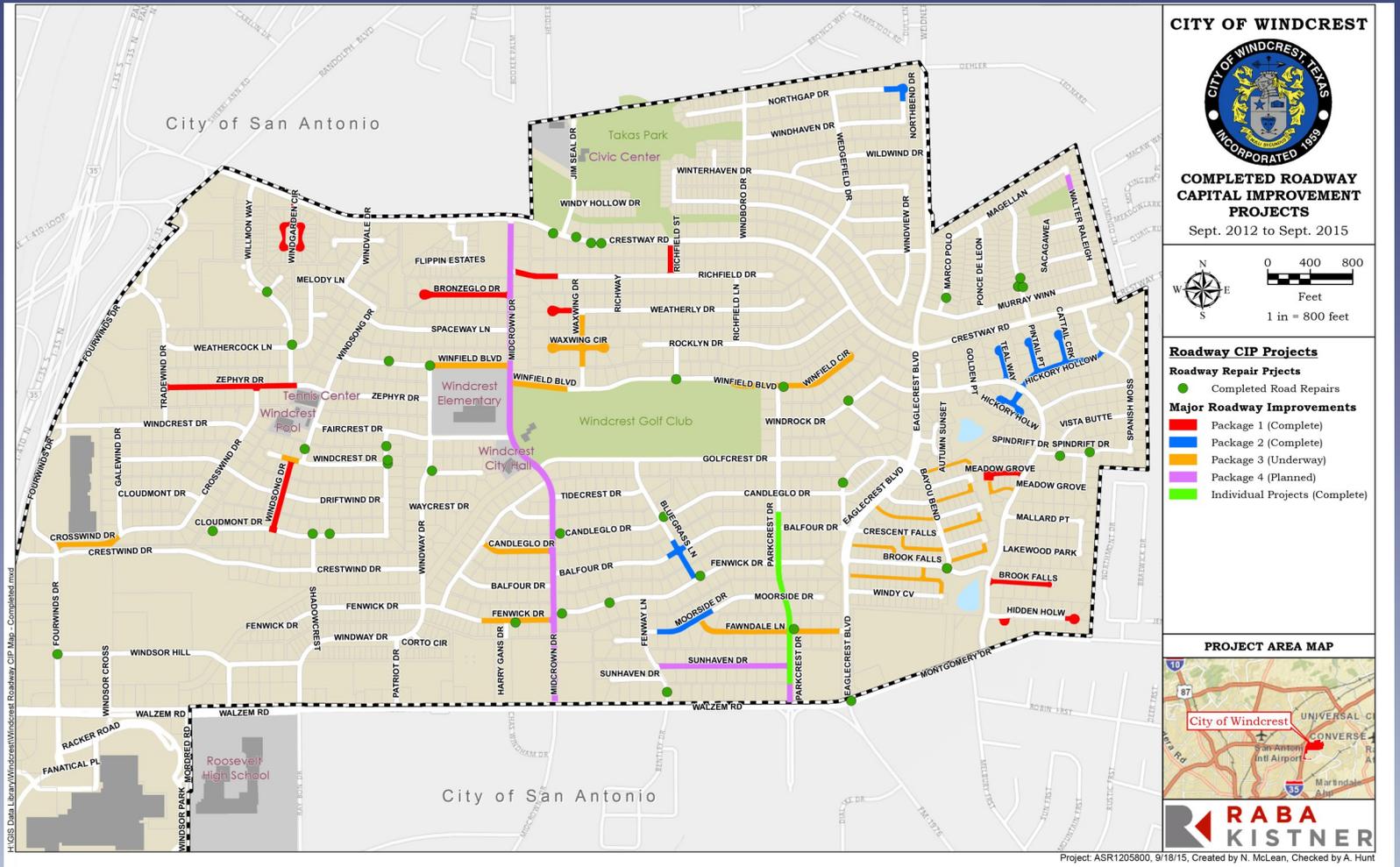
Cost of Executive Staff

(City Manager, Directors, Chiefs)



Spent Less on our City Management Team

- \$65,788 less than in 2009
- Increased Sales Tax Revenue by \$2,510,999



For the 2015-2016 fiscal year, the City of Windcrest is investing over **1.5 Million Dollars** into our streets and parks. All investment into our Streets and Parks will be in **CASH**, as the administration works very hard to keep Windcrest a Debt Free City!!!

The City of Windcrest has invested over **6 Million Dollars** into our streets, parks, facilities and common areas during the last 5 years, to ensure we get our streets looking as good as our beautiful homes. The Mayor, City Council and The Parks and Recreation Board is working hard to make sure we continue to invest in our infrastructure so they are always a great representation of our City.

The City of Windcrest will be getting ready to start another CIP (Capital Improvement Plan) Committee to look at how we will work to continue to improve on our infrastructure, streets and parks. Please contact the Mayor or a Council Member if you are interested in serving on the Committee.

Solid Waste(Garbage) Fees

Garbage Fees have been reduced **25%** for the last 4 years and we are hoping to re-negotiate with Republic to bring them down **50%**. In some local cities you could pay more than double what you pay here in Windcrest for the same services.

Permit Fees (Residential & Commercial)

With all the growth in our city we are seeing our commercial permit fees continue to rise and with more businesses coming to Windcrest we do not see this changing on the commercial permit fees. The residential fees for the most part are only **(\$5)** Five Dollars as the city wishes to encourage residents to invest in their homes. Which is paying off in continued growth in the value of homes in Windcrest.



The Windcrest Police Department serves and protects the City of Windcrest 24 hours a day, 7 days a week and 365 days a year!

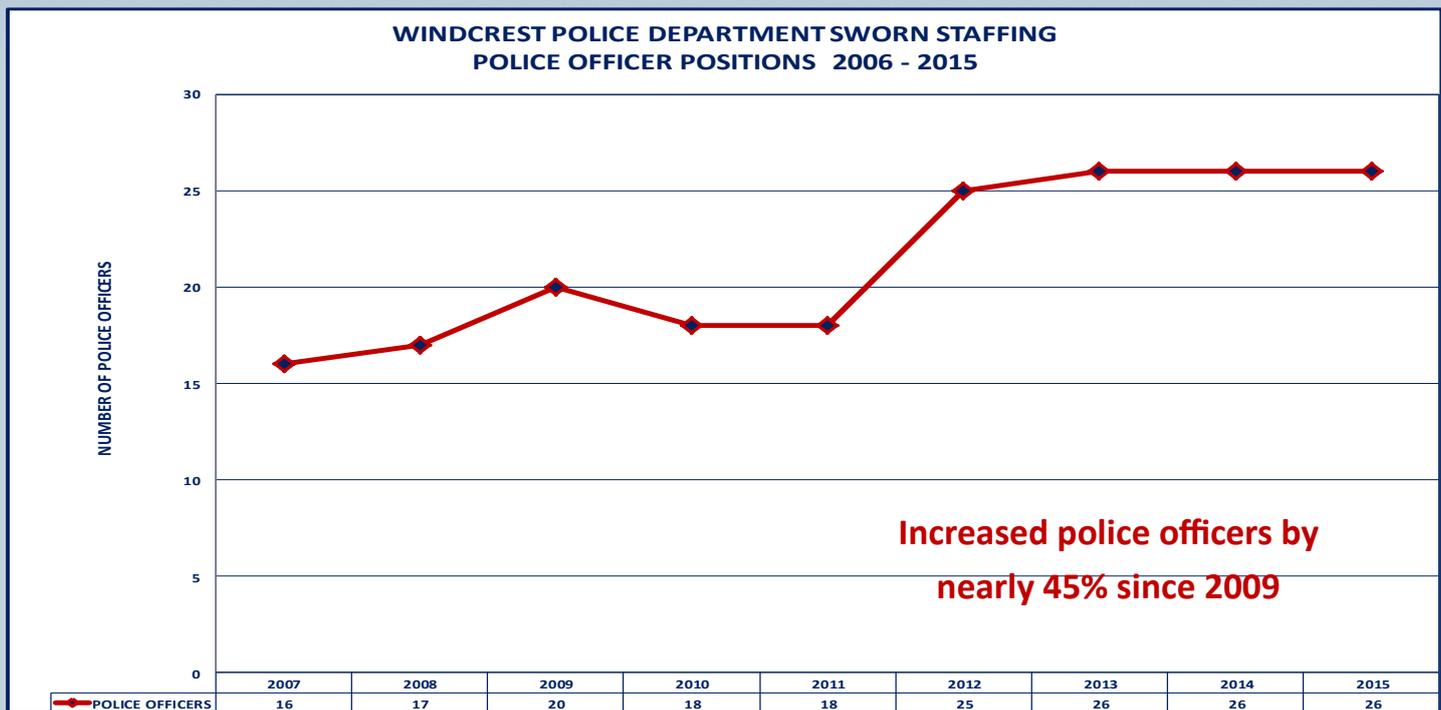
I am very proud to lead the Windcrest Police Department and its officers in providing unsurpassed service and protection to the citizens, visitors and businesses of Windcrest, Texas. As Police Officers, it is our responsibility to preserve the peace, protect life and property, and enforce federal, state and local laws.

The Windcrest Police Department prides itself on a low crime rate and quick response times. We are a proactive department committed to preventing crime versus responding to it! This philosophy is strengthened by community involvement and zero tolerance for criminal activity.

Through proactive crime prevention efforts, patrol saturation, education and increasing public awareness, we continue to work very hard to reduce crime in the Walzem Road community and ensure a fear-free environment.

- A.O. "Al" Ballew, Chief of Police

Windcrest Police Officers Per Capita - 4.7 per 1,000 population.
That's more than *double* the national standard of 2.3 to 1,000 population!

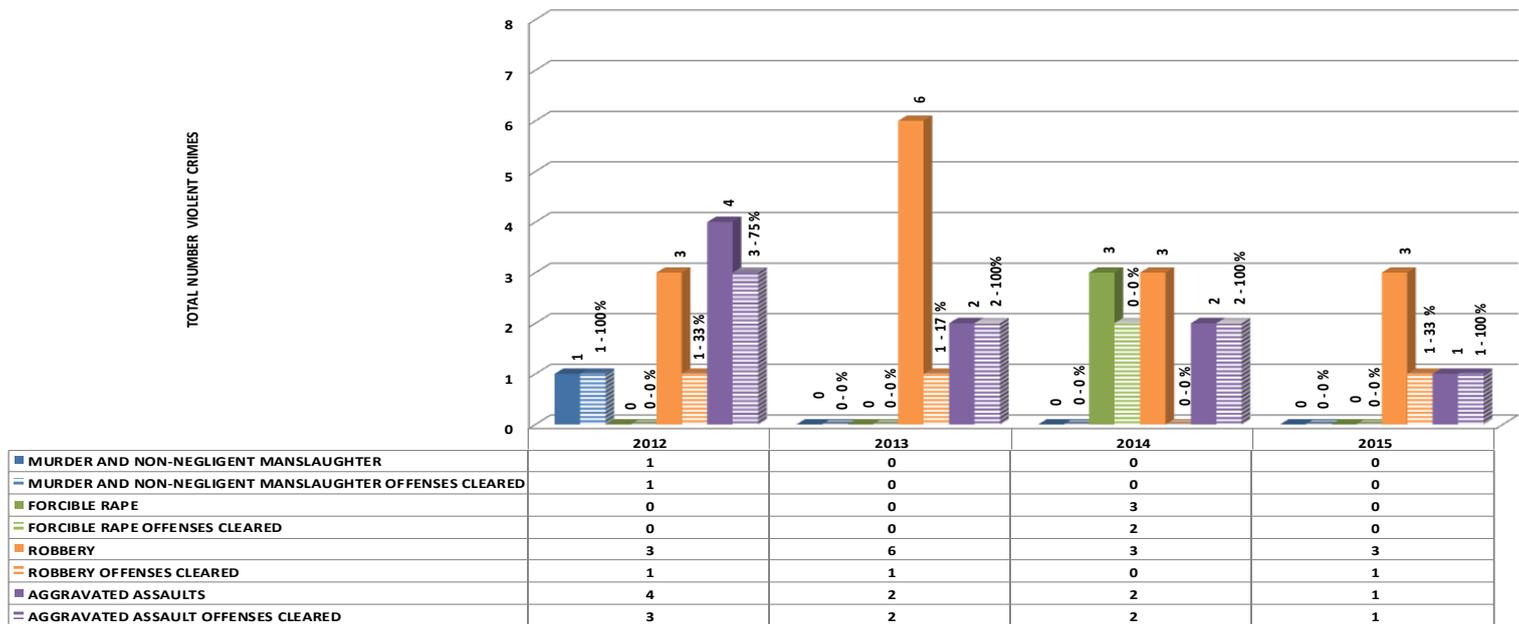


Windcrest Crime Control and Prevention District (WCCPD) FY 2013 through FY 2016 Funded Police Department Capital Improvements

- 13 New Chevrolet Tahoe Police Patrol Vehicles & Equipment
- 1 New Chevrolet Police Truck Code-Patrol Vehicle & Equip.
- 1 New Chevrolet Tahoe Police Warrant Vehicle & Equip.
- New Laptop Computers for all Police Vehicles
- New Tasers for All Police Officers
- New Ballistic Vests for All Police Officers
- New Patrol Rifles & Shotguns
- Digital Upgraded Mobile Radios for All Police Vehicles
- Digital Upgraded Handheld Radios for All Police Officers
- New Lidar Radar Units
- New Police Bikes for Enhanced Bike Patrol Unit
- New Ballistic Shields for Critical Incidents
- New Traffic Calming Measures - Radar Speed Signs
- New Video Units for All Police Vehicles
- New Electronic Ticket Writers for All Police Vehicles
- SWAT-Negotiations Equipment & Staffing Enhancements
- Increased Officer Staffing- 8 ADDITIONAL POLICE OFFICERS
- K-9 Unit Enhancements–Second K-9
- Traffic Calming Enhancements– Speed/Message Trailer
- Digital Upgraded Consoles for Communications
- Animal Care & Control Enhancements
- Citizens’ Patrol Enhancements–Vehicles and Graphics
- New Youth Program–Law Enforcement Explorers



**WINDCREST POLICE DEPARTMENT
UCR VIOLENT CRIMES AND CLEARANCE RATES 2012 THROUGH 2015 (JANUARY-JUNE 2015)**



The Windcrest Police Department works diligently in the solving and clearing of all crimes, however, clearance rates can be greatly bound by circumstances in many ways. Investigative efficiency and effectiveness can always be improved, but only within limits created

Community Oriented Response Unit - C.O.R.

- Officers working in plain clothes and undercover
- Officers working in plain vehicles
 - Targeting problem areas
- Business and residential areas

Windcrest Citizens' Patrol

- Four team captains and 50+ volunteers
- Eyes and ears for the police department
- Report all suspicious activity

Operation H.A.W.K.

- Saving lives through public awareness, education and enforcement.
 - Multi-Agency
- Prevention of pedestrian accidents resulting in death and serious injury along Walzem Road.
- Enforcement of youth curfew violations during school hours.

Crime Prevention and Safety Initiatives to Reduce Crime and Enhance Public Safety

Bike Patrol Unit

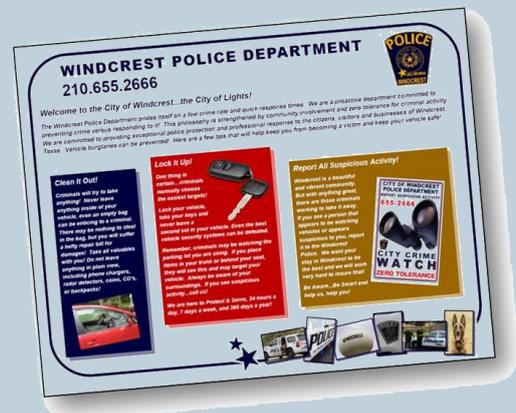
- Enhance staffing
- Targeting problem areas
- Parks and trail areas
- Business and residential areas

City Crime Watch Program

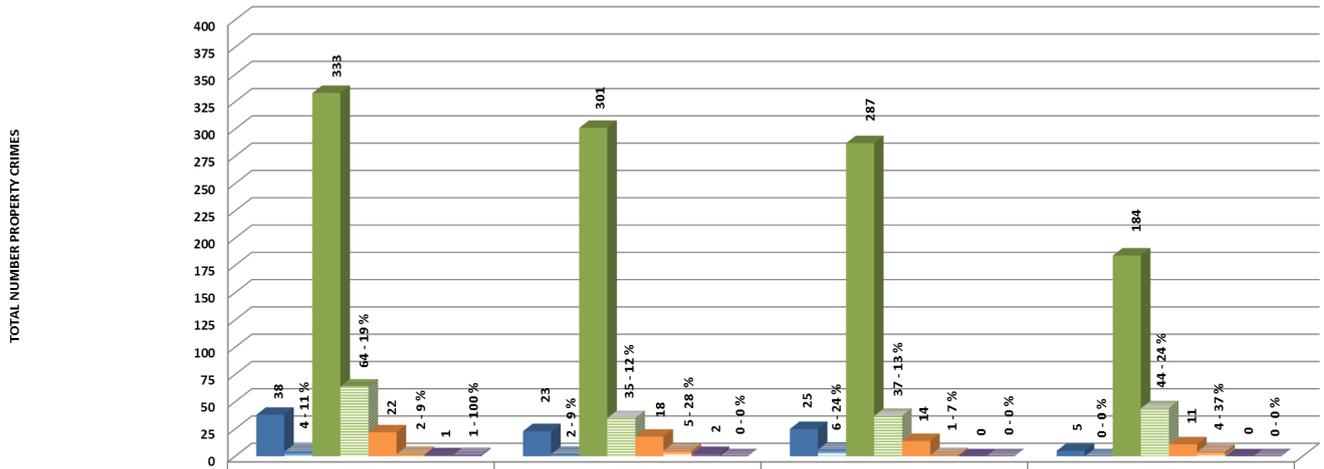
- Public awareness and crime prevention education for residents, visitors and businesses
- Reporting all suspicious activity
- Zero Tolerance

Crime Prevention Education

- Distributed information to hotels for crime prevention education to visitors

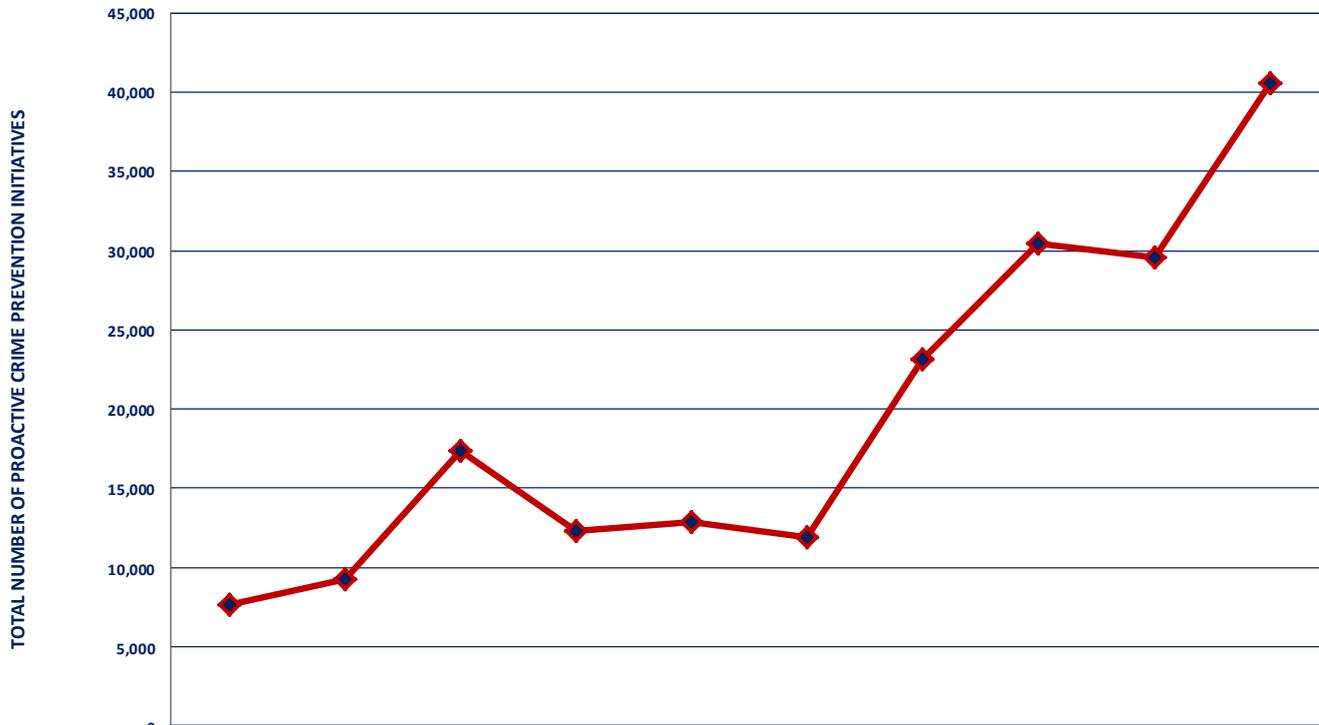


**WINDCREST POLICE DEPARTMENT
UCR PROPERTY CRIMES AND CLEARANCE RATES 2012 THROUGH 2015 (JANUARY-JUNE 2015)**



	2012	2013	2014	2015
BURGLARY	38	23	25	5
BURGLARY OFFENSES CLEARED	4	2	6	0
LARCENY - THEFT	333	301	287	184
LARCENY-THEFT OFFENSES CLEARED	64	35	37	44
MOTOR VEHICLE THEFT	22	18	14	11
MOTOR VEHICLE THEFT OFFENSES CLEARED	2	5	1	4
ARSON	1	2	0	0
ARSON OFFENSES CLEARED	1	0	0	0

**PROACTIVE CRIME PREVENTION INITIATIVES 2006 - 2015
(ON-SIGHT ACTIVITY - DIRECTED PATROL - COMMUNITY ORIENTED RESPONSE)**



◆ OFFICER INITIATED CALLS

Under the current administration, in April 2011, the City of Windcrest began arresting people with outstanding warrants.

Today, the city holds four Warrant Roundups every year and markets each one to help gain exposure through the local media to notify the public.

Currently, there are two full-time Warrant Officer and the city plans to have additional officers working part time, with no overtime.

WARRANT STATISTICS

YEARS	Money Collected	People Affected
2011-2012	\$195,248.30	537
2012-2013	\$290,328.73	1,957
2013-2014	\$356,012.92	2,152
2014-2015 July	\$327,649.60	2,207

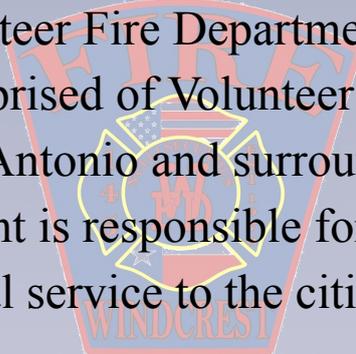
The Windcrest Municipal Court is located in the Administrative Office in City Hall. Court is in session three times per month, on Tuesdays at 4 p.m. To contact the municipal court please call (210) 655-0022 ext. 2250. For more information, please visit www.Windcrest-TX.com

Having several Warrant Roundups throughout the year led to the creation of a Windcrest Municipal Court Most Wanted List. Flyers displaying the names and faces of the Most Wanted criminals were placed at City Hall to spread awareness and let it be known that the city does not tolerate criminals. The Most Wanted list was also featured on the digital billboard on I 35.

With the success of the Most Wanted list, the city discovered a need for a confidential tip line.

If you have any information about a person with a Windcrest warrant, please call:

(210) 653-5299



The Windcrest Volunteer Fire Department was established in 1970, and is comprised of Volunteer Firefighters from Windcrest, San Antonio and surrounding areas. The volunteer department is responsible for fire protection and emergency medical service to the citizens of Windcrest.

Fire Chief Brown's goals for the Windcrest Volunteer Fire Department for 2015—2016

- Community Outreach—Chief Brown has created a Community Outreach Program to strengthen the trust, support and transparency with the citizens and business community.
- Training — Chief Brown created a EMT & Fire Training Program to increase the level of First Responders in Windcrest
- Alternative Funding—Chief Brown has created a program to go after various funding sources outside of the city to offset many of the cost and improvements.
- Fire Dorms—Refurbish and Remodel the dorms where necessary and make it a true amenity to attract more Volunteer Fire Fighters
- Fire Bays—The Bays were in dis-repair and Chief Brown has created a program to bring them up to the high standards we expect in Windcrest.
- Trucks & Equipment—Chief Brown has implemented a Capital Improvement Plan to ensure all vehicles & equipment are in operational readiness
- Funding—Chief Brown is working to develop an enhanced outreach program for Fire Department events such as the Gala, Picnic and Light Up.

The Windcrest Volunteer Fire Department received a grant from the Texas Forest Service to replace the current brush truck. They have opted to purchase a CAFS pump on this new brush truck. This will increase their efforts to improve their already great ISO score and save the City of Windcrest and its citizens money. It also greatly improves their ability to fight fires in a variety of scenarios and it keeps up the *Very High Standards* of Windcrest Public Safety.

The Windcrest VFD is a 501 c (4). Traditionally, donations have helped support this department. A few years ago, fundraising was on the decline and corporate support was dropping at alarming levels. Under this administration, the fundraising efforts and community/corporate involvement has increased. A new focus was made. This helps keep our taxes low and the equipment unmatched in the area.

**Raised and cleared over \$35,000 for Light Up 2014
& gave over \$5,000 to other organizations**

Cleared over \$32,000 for the Windcrest Fire Fighters Gala –2015

Thank you to All Windcrest Citizens & Businesses

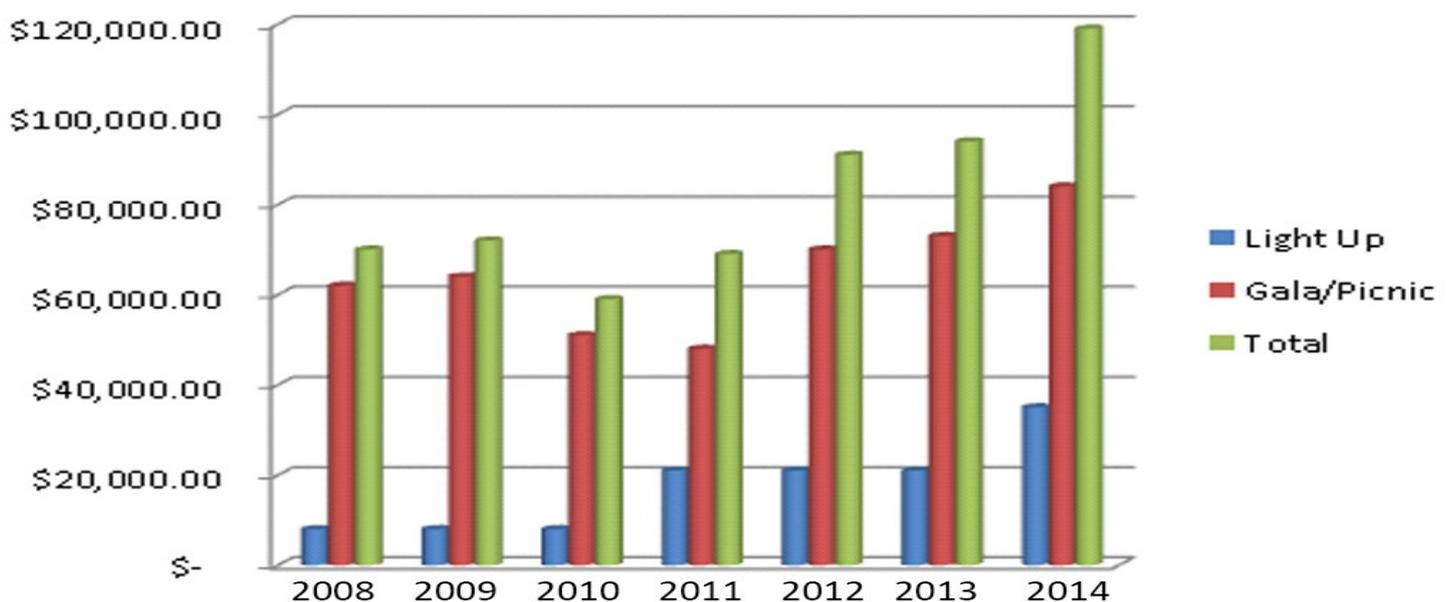
Welcome Our New Fully Certified Fire Chief

Joshua Brown.

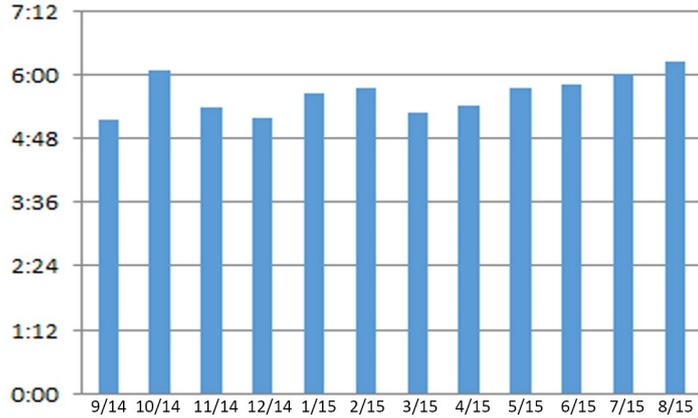
- Started his Fire Service in 2001 w/ West I-10 Volunteer Fire Department
- Graduated Amarillo College Fire Academy in 2002
 - Basic Fire Certification
 - Aircraft Rescue Certification
 - Hazardous Materials Certification
- 2006 Worked at MetroCare Ambulance/Acadian Ambulance
- 2007 WSI Fire & Emergency Services in Tikrit, Iraq
- 2008 Worked for City of Lockhart Fire Rescue and went from Engineer to the Rank of Captain
- Current Certifications are:
 - Texas Commission on Fire Protection—Head of Department Fire Suppression/Prevention
 - Advanced Fire Fighter
 - ARFF Certified
 - Haz-Mat Tech
 - Instructor 2 & Officer 2
 - Incident Safety Officer
 - Wild Land Fire Fighter,
(NIMS 100,200,300,400,700,800)
 - Courage to be Safe Instructor
 - Vehicle Extrication Tech 1&2 Certified

Come by the Volunteer Fire Department to meet Chief Brown and learn more about how he is changing the department for the better.

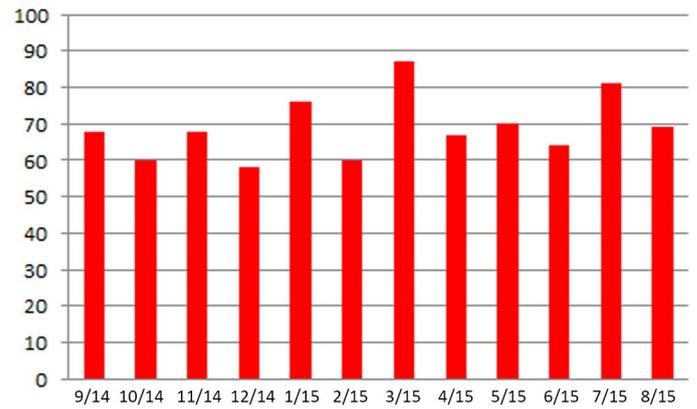
Windcrest Volunteer Fire Department Fundraising 2008—2014



WINDCREST ACADIAN RESPONSE TIMES



WINDCREST ACADIAN CALLS



Keeping You Safe in Times of Need





The Companies listed here represent well over 70% of the Sales Tax Revenue of the City of Windcrest. ALL of these companies are New, Remodeled or have Re-Invested in Windcrest since your Windcrest Economic Development Board was appointed a few years ago. Their committment to the betterment of the City of Windercrest has resulted in 100's of Millions of Dollars invested into Windcrest and Millions of Dollars into the city.

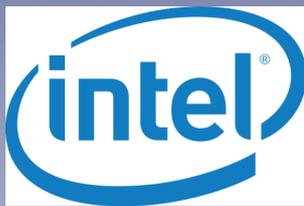
The Windcrest Economic Development Corporation Board & Staff

- | | | | |
|--|---|---|---|
| Tim Maloney
President | Col. Roy Wratistlaw
Vice-President | Ms. Lisa Pepi
Treasurer | Ms. Rebekah Gergen
Secretary |
| Col. Irv Gerrow
Board Member | Col. Bertie(Sue) Alexander
Board Member | Mr. Leonard Neeper
Board Member | Mr. Robert Colunga
Executive Director |

NEW BUSINESS IN WINDCREST



COMING SOON



Storefront & Streetscape Improvement Program

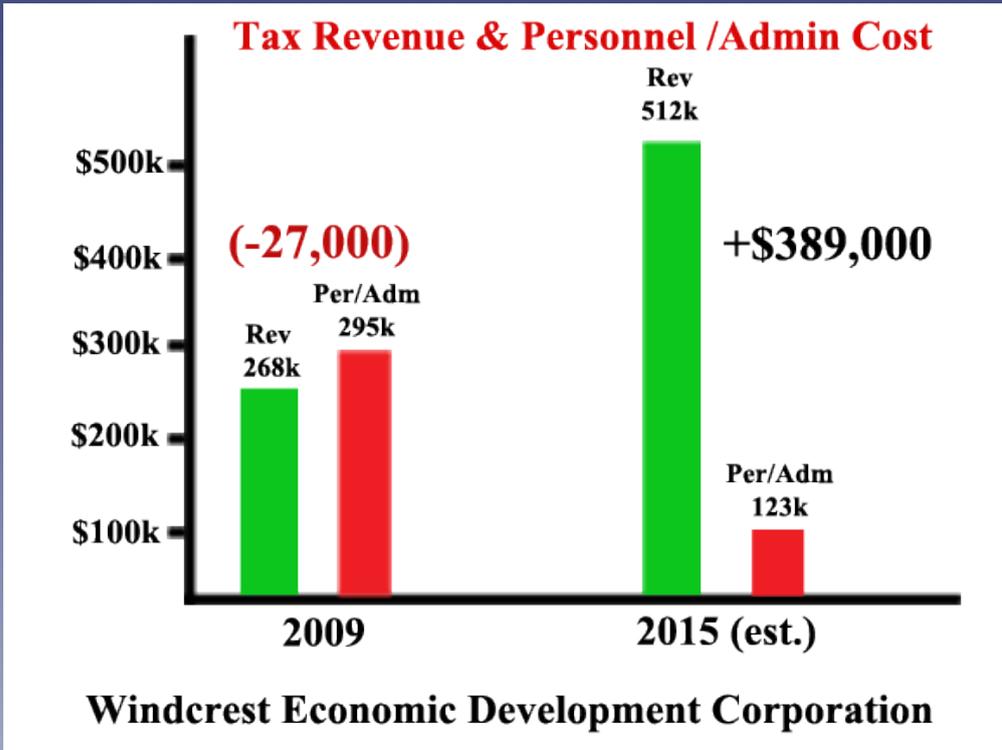
The WEDC established a Storefront & Streetscape Improvement Program to enhance the appearance of our businesses. Since we started this program we have re-invested over \$100,000.00 back into our local businesses..



This year we have had many of our local businesses apply for the Storefront & Streetscape Improvement program.

Whataburger University, Arctic Ape, Duncan Donuts, CASA Bunch LLC (the Former Al's Formal Wear) The WEDC commitment to reinvest in our local businesses is paying off in a huge amount of growth in our city.





Sales Tax Revenue
 Up + 91% = \$244,000

Personnel & Admin Cost
 2009 – 110% of Tax Rev
 2015 – 24% of Tax Rev
 Difference is \$172,000

In four years, the current WEDC Board of Directors have done the following to alleviate the major challenges that we faced and make Windcrest a sought after destination for businesses:

- Worked with City Council to negotiate a solution on an \$18 million loan that was inherited. The team was successful in finding a solution and the WEDC was released from the loan with the purchase of the land (111 acres) by Stratford Properties.
- Has and is working with Texas Rangers, Bexar County District Attorney’s office and attorneys in any and all efforts to recover alleged missing funds.
- Obtained a \$1.6 million low interest loan from the Texas Leverage Fund (TLF). The WEDC has no other choice because of missing funds and a commitment to Rackspace. Today, the WEDC has paid over \$1,000,000 of the \$1.6 million loan and saved well over \$235,000 in inter-

In a just over Four years, the WEDC has paid off more than 1 Million dollars of the \$1.6 million loan.

The current balance is \$553,902.24

The Windcrest Economic Development Corporation (WEDC) is responsible for the economic growth and development of the city.

The WEDC Board of Directors oversee the WEDC budget, form policy and work diligently to bring new business

- Stabilizing the WEDC board and operations for the Corporation.
- Finding a solution to alleviate an \$18 million loan.
- Recovering the millions of dollars allegedly missing.
- Studying, understanding and re-negotiating a 600-page MEIA agreement that committed the WEDC and the city to more than \$12 million in obligations.
- Rebuilding the trust and a positive relationship with Rackspace and other Windcrest businesses.
- Completing the Racker Road project as promised.
- Retaining current business and attracting new business to Windcrest to

The Windcrest Public Works Department is responsible for maintaining the city's streets, parks and green spaces and municipal facilities. Additionally they department plays a crucial role in preparation and logistics for every city event.

Public Works replaced and updated several equipment the past couple years. Some of the items purchased are:

- **2 New Tiger mower**
- **1 New 4 Door F-250 Truck**
- **2 New Wood Chipper (to make mulch)**
- **3 New John Deere four passenger work buggies**



Not only does Public Works keep Windcrest looking beautiful, they set up, break down AND clean up after city events. They also have completed or are working on several projects that have had a huge impact in our city including:

- Repaired more than 20 alleys and numerous potholes
- Replaced out dated signage and sign poles to be comply with TX regulations
- Established a water dispersement system to slow damaging fast flow off Crestway into Windy Hollow
- Repairing streets and maintaining the parks, trails & common areas
- Takas Park baseball field and ground renovation including irrigation system.
- Ongoing tree and green space maintenance.
- Established power at Midcrown/Walzem monument for lighting.
- Began maintaining the newly acquired park area at the Brook Falls Pond





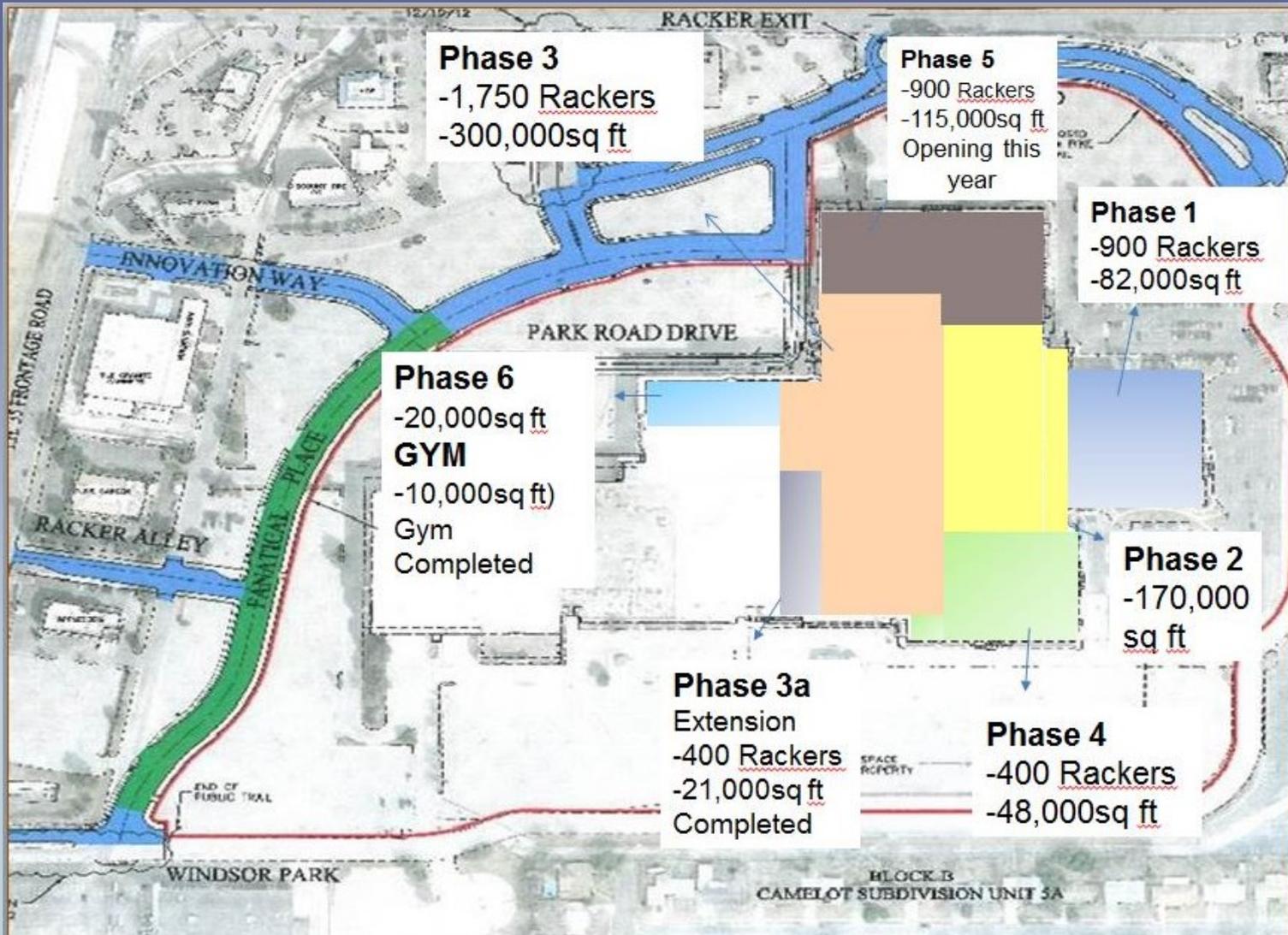
Proud to be a part of the Windcrest Community.

While our headquarters calls the Windcrest community home, we have over 6,000 Rackers on four continents who spend their days innovating, creating, and supporting the foundation of our business — our customers. We now host more than 69% of the Fortune 100, and many of the apps and websites you use every day run on our managed cloud.

Despite our global reach and hosting over 300,000 customers worldwide, we are proud of our humble beginnings as a start up in San Antonio, and take great pride in being a member of the Windcrest community. That's why our employees provide funding through the Rackspace Foundation for non-profits that work in and with the Magnificent 7 neighborhood schools. It is our mission to support and enable enriching and meaningful experiences for our area youth. Giving back is just one small way we extend our Fanatical Support® culture to the communities in which we live, work and play.

www.rackspacefoundation.com

Currently, Rackspace has more than 6,000 employees worldwide and almost 4,600 here in Windcrest.



Rackspace has invested more than \$180 million into their International Headquarters here in Windcrest.



**Request for Competitive Sealed Proposals
RFCSP No. 109-13**

**North East I.S.D. 2011 Bond Program
Windcrest ES Construction-Manager-at-Risk
Campus Improvement Project
Bid Package I – New Classroom
and Library Addition**

**Construction Management
and Engineering Department**



**General Location of
New Building Addition**



RFCSP No. 109-13: Windcrest ES Construction-Manager-at-Risk Campus Improvement Project
Bid Package I New Classroom and Library Addition – 2011 Bond Program

1

CRAC PRESENTATION 20 AUG 15

PROJECT SCOPE:

PHASE 1

- 20 NEW CLASSROOMS: 19 GENERAL PURPOSE; 1 MUSIC (REPLACES 10 PORTABLES)
- LIBRARY AND MEDIA CENTER / COMPUTER LAB
- TEACHER RESOURCE & SUPPORT AREAS
- COVERED WALKWAYS: PARENT / BUS LOOPS
- FIRE LANE EXTENSION
- CENTRAL PLANT FOR NEW CLASSROOM / LIBRARY
- LANDSCAPING, IRRIGATION, DRAINAGE, SITE UTILITIES

PHASE 2

- RENOVATIONS ALLOWING EXISTING ADMIN, COUNSELING, & CLINIC AREAS TO EXPAND INTO OLD LIBRARY AREA
- PROVIDING ENCLOSED AIR-CONDITIONED ENTRY VESTIBULE

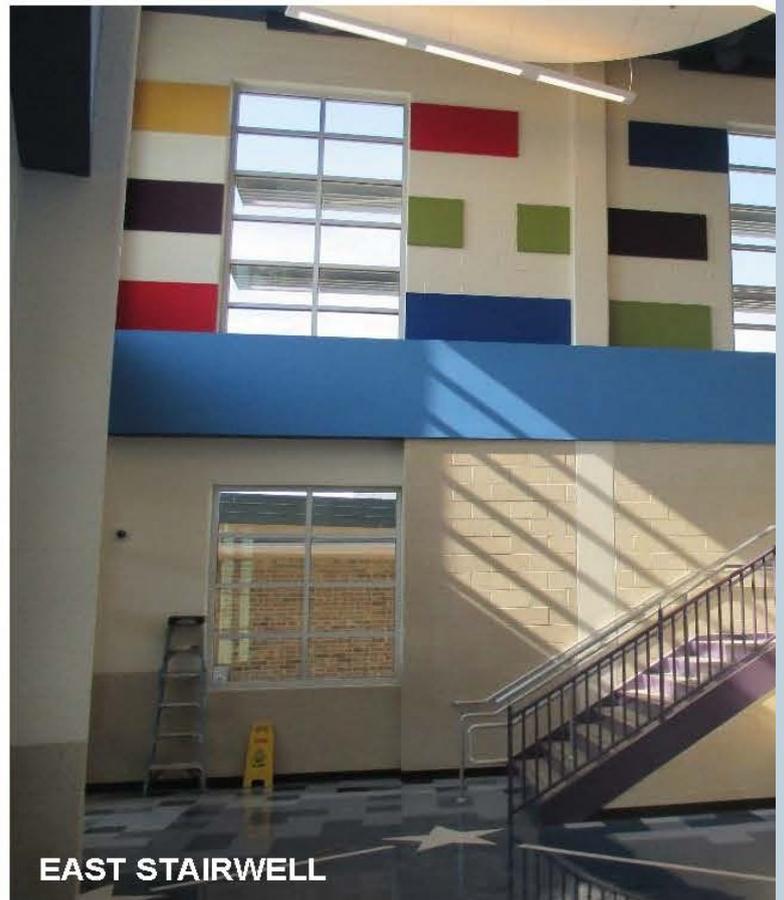
13 MAY 15: PHASE I NEW CLASSROOM AND LIBRARY ADDITION COMPLETE

15 SEP 15: PHASE 2 RENOVATIONS AND OVERALL PROJECT COMPLETE

80.5% COMPLETE

SCOPE	COST	SCHEDULE
		

WINDCREST ELEMENTARY SCHOOL CLASSROOM & LIBRARY ADDITION

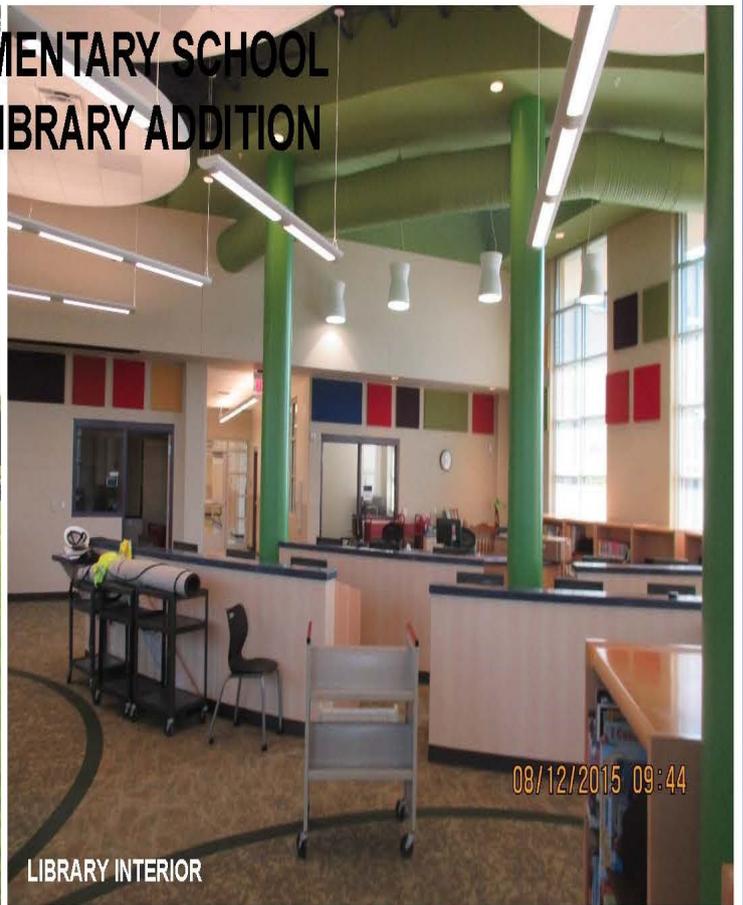


WINDCREST ELEMENTARY SCHOOL CLASSROOM & LIBRARY ADDITION



LIBRARY - WEST ELEVATION

08/12/2015 10:09



LIBRARY INTERIOR

08/12/2015 09:44



LIBRARY INTERIOR

08/12/2015 09:45



LIBRARY INTERIOR

08/12/2015 09:44

Windcrest residents enjoy a plethora of amenities year-round.

Our beautiful parks feature updated playground equipment, benches, gazebos and scenic walking trails. Citizens also have free access to tennis and pickle ball courts and the convenience of a 9-Hole Golf Course, Tennis Center and Community Swimming Pool located in the heart of our city for a small fee.

The city has made it a priority to continue maintaining and enhancing these areas for years to come. Here are a few recent highlights.

Takas Park Pond

Takas Park was acquired back in the 1970s, however Takas Park Pond is a recent renovation project for the park. With the already existing drainage area, the City Council and the Parks & Rec Commission enhanced the park and created a pond with landscaping, walkways, benches, trash receptacles and dog stations. There is plenty of shade and the pond is stocked with a variety of fish, even Largemouth Bass.



Takas Park Playground



The Takas Park Playground is another recent enhancement at Takas Park. There was a need to improve the playground surface area to ensure a safe environment for our city's youth so new mulch and equipment were installed.

Civic Center



The newly renovated Windcrest Civic Center is located at 9310 Jim Seal Drive. It is 6,675 square feet with two meeting areas that can accommodate 420 sitting continental style or 200 sitting at 6-foot folding tables. A full kitchen is available, as well as an attached 1,400 square foot covered patio. The center is equipped with a state of the art sound system and a video screen to aid in video presentations or DVD movies.

Winnbrook Estates Park

This brand new park located in Winnbrook Estates has seen the completion of Phase 1 out of three phases. Phase 2 will commence within the next three months. This park was owed to this area by the developer. When past administrations neglected this issue, the current administration solved the problem by committing to build this park for the deserving homeowners. The land was transferred into the city's name. The Parks & Rec Commission and the Winnbrook Estates homeowners association worked together to add another treasured amenity to the city for residents to enjoy.



There are many family-friendly events throughout the year that residents can either attend or serve as a volunteer. Without the help and support from our volunteers, civic organizations and local businesses, our events would not be nearly as wonderful and fun as they are today.

Firefighter's Gala - Saturday, March 7, 2015

Every year the Windcrest Volunteer Fire Department organizes the Firefighter's Gala to raise funds to purchase firefighting, rescue and medical equipment and to also professionally train the volunteers. Open to all citizens, this ticketed event features a catered dinner, music and dancing, a raffle and a silent auction!



Firefighter's Picnic - Friday-Saturday, May 15-16, 2015



Another major fundraiser for the Windcrest Volunteer Fire Department is the Firefighter's Picnic. This event has been a tradition for 45 years! Free to the public, this two-day event features food, music, games and prizes and family-friendly FUN!

Fourth of July Parade & Celebration - Saturday, July 4, 2015

What better way to celebrate Independence Day than with good ole American favorites including hot dogs, ice cream and apple pie! Every year this celebration becomes bigger and better which is why it will take place at Takas Park for 2015! Open to all Windcrest residents and surrounding neighborhoods, this day is filled with patriotic fun the whole family to enjoy!



National Night Out - Tuesday, Oct. 6 2015

The Windcrest Police Department hosts National Night Out at Takas Park every October. Open to all citizens, this event features free food and drinks and the opportunity to learn about crime prevention in Windcrest. Citizens can also see demonstrations from the K-9 Unit, display of police vehicles and equipment, and get to know the Windcrest Police officers. The Windcrest Police Department Citizens' Patrol, the Windcrest Animal Control Task Force, the Windcrest Fire Department and Windcrest CERT participate as well.



Trunk or Treat – Saturday, Oct. 31, 2015



The annual Halloween Trunk or Treat event is hosted by the Windcrest Police Department and open to all Windcrest residents. This spooktacular evening is filled with candy, pumpkins, treats and a haunted fire bay! The Windcrest Police vehicles are filled with goodies and candy for all trick-or-treaters to offer a safe alternative to trick or treating. The Fire Department also participates and transforms the station into a haunted Windcrest Fire Bay!

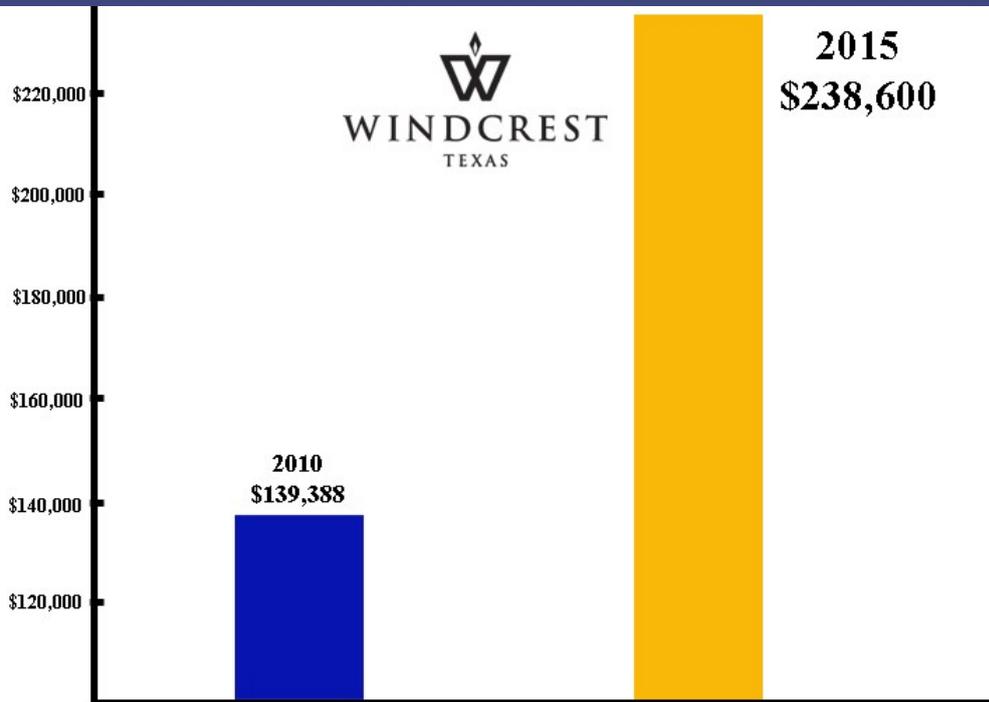
Light Up - Saturday, Dec. 12, 2015

The holiday season is the most wonderful time of the year in Windcrest, namely because of Light Up. Every year - for the last 55 years - the citizens of Windcrest deck out their homes in elaborate Christmas decorations complete with flashing lights, giant inflatables, elegant creations and extravagant designs. People from all areas of San Antonio have made it a family tradition to visit the "City of Lights" during the month of December. The official kick-off to the holiday season in Windcrest is the Light-Up celebration at City Hall. Join us on Saturday, Dec. 13 from 6 p.m. - 9p.m. for an evening in the Windcrest Winter Wonderland!



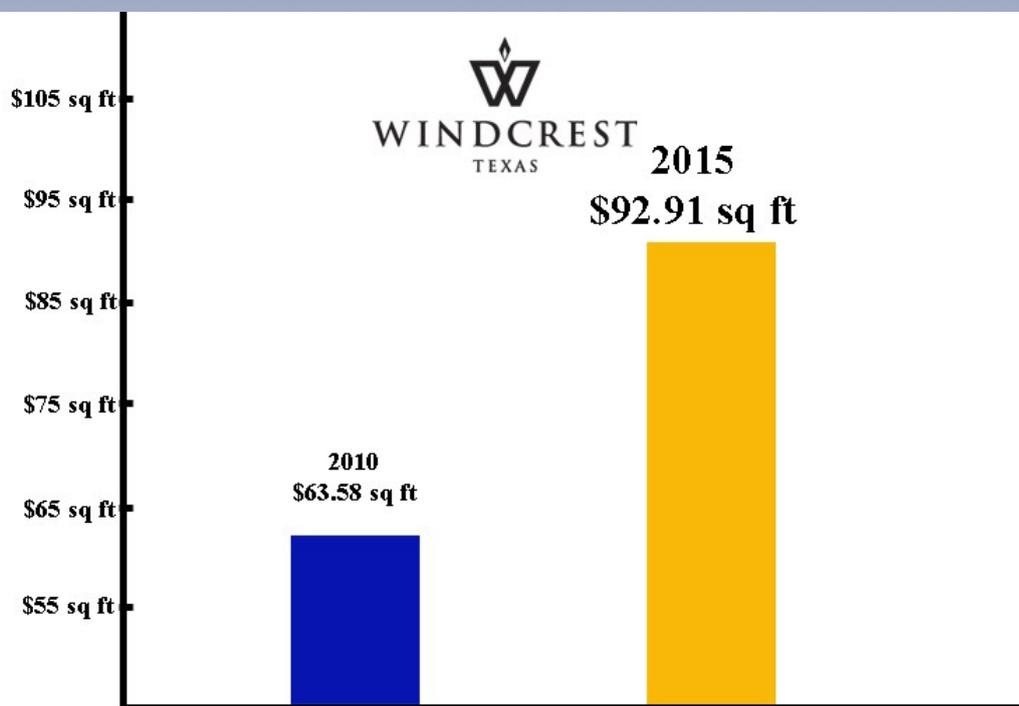
Why we live in Windcrest?

Description	Windcrest	Kirby	Converse	San Antonio
City Debt	No Debt	\$2,210,000	\$7,999,727	\$10,040,000,000
Rainy Day Fund	\$ 2,170,733	\$ 1,977,904	\$ 2,300,000	\$ 103,200,000
Fund by population(per pop.)	\$387	\$239	\$ 113	\$ 73
City Taxes	0.334100	0.729376	0.606675	0.56569
How much more you would pay in Property Taxes Compared to Windcrest - %	N/A	114%	78%	66%
Households	2214	2704	6430	524,246
Multi Unit Structures%	5.6%	11.2%	13.3%	31.6%
Population 2013 est. US Cen	5,613	8,289	20,323	1,409,019
Residential Permit Fees	\$5	Price Varies	Price Varies	Price Varies
Ann. Res.l Avg Garbage Fees	\$182.38	\$184.68	\$272.76	\$251.16
Extra Garbage Can Fee	NONE	\$79.20 a year 1 only	\$30 a year rental	\$18.69 per month
Brush & Bulky Item Pickup	Yes - Included	Yes - \$25 per cu yd *	Yes-Included	Yes-Included
Alley Trash Pickup	Yes - Included	No	No	No
Total est. w 2 trash cans & brush	\$182.38	\$288.88	\$302.76	\$478.68
Growth in Sales Tax Revenue since 2009	Windcrest	Kirby	Converse	San Antonio
Sales Tax Rev. 2009	\$ 2,245,845.77	\$202,984.81	\$2,177,397.67	\$202,966,327.47
Sales Tax Rev. 2015 Est.	\$ 4,716,524.00	\$ 293,390.99	\$2,780,513.32	\$ 303,992,584.91
Growth in \$	\$ 2,470,678.23	\$ 90,406.18	\$603,115.65	\$ 101,026,257.44
Growth in %	110%	45%	28%	50%
How much more you would pay in Solid Waste (Garbage) fees Compared to Windcrest -%	N/A	58.4%	66.0%	162.5%



WINDCREST AVERAGE HOME SALES PRICE

2015 information from Zillow.com



WINDCREST AVERAGE HOME PER SQ FT

2015 information from Zillow.com

Windcrest is a city unlike any other.

It is a community built on core values that all citizens and employees strive to exemplify. Windcrest is a place where families of all stages of life can live comfortably and safely while enjoying various amenities. It is a beautiful



environment with lush parks and green spaces complete with a natural wildlife population despite being located in a large metropolitan area. All departments of city government and volunteers work together to create this hamlet for future generations to enjoy and take pride in. We continue to move forward as a team and our future vision

But most importantly, Windcrest is a city where citizens have more flexibility and power in controlling and directing change. The current administration established this type of government which has trickled into all aspects of the city organization today. Many of the new initiatives that have been rolled out recently are a testament to the thoughtful ideas of Windcrest citizens. Today, the city has more than 250 volunteers that dedicate their time, knowledge and energy into city policy, events and organizations. Proving that the support and input from our city's best asset - the citizens - is effective. With the continued commitment and support from the residents, our beloved city will thrive and prosper.



WINDCREST
TEXAS

This city administration is hopeful to continue down the path of prosperity and provide the citizens of Windcrest with the service and amenities they deserve. In order to create goals for the future, we need to evaluate the past and move forward.

So far, the current administration, along with the Windcrest Economic Development Corporation, has saved the city from more than \$30 million in debt and obligations.

Currently, the city is **debt-free** and maintains over a \$2 million rainy day fund, which the current administration has *increased by more than 300 percent* since 2009-2010.

The current administration is committed to serving the citizens of Windcrest and protecting their quality of life. Taxes are declining, revenue is increasing, yet there has not been any cutbacks felt by the citizens. City-related fees are decreasing and much progress has been made to improve our parks, green spaces and events. The City of Windcrest is flourishing and to adapt to this growth, the city has increased police force by almost 45 percent since 2010 to ensure a safe and protected environment for its citizens. This is just the first of many steps in the right direction to ensure the future success of the city.



Throughout the last few years, the current administration has done everything in its power to pave the way for a successful future for the City of Windcrest.

In order for Windcrest to be **THE PREMIER CITY** we must continue to invest in our community. This means we must continue to work towards having the best amenities and public safety to ensure a wonderful quality of life for the citizens of Windcrest. Here are some of the goals for the future.

AMENITIES

- Build one regulation-sized soccer field solely funded by donations.
- Continue to improve the Windcrest Little League Baseball Complex.
- Continue to maintain and fix our streets.
- Continue to improve all parks and playground areas.
- Renovate landscaping in all common areas.
- Have free wireless internet in the Windcrest residential area.

FINANCES

- Continue to lower residential property taxes every year toward ***ZERO residential property taxes.***
- Continue to increase rainy day fund for fourth consecutive year.
- Strive to keep city-related costs to citizens low. Our goal is to keep \$5 residential permit fees and reduce garbage fees by 25 percent each year for the last three years and bring it to ZERO for Residents.



CITY STAFF & BUSINESS

- Maintain great health benefits and establish employee recognition initiatives for city employees.
- Continue to improve our customer service skills.
- Continue to invest in public safety to equip our Police Force and Fire Department with the absolute best tools needed to ensure Windcrest is one of the safest cities in the nation.
- Enhance our city events so citizens can create lifelong memories and traditions for years to come.
- Continue to bring in new business to the city.
- Strengthen new and existing relationships with city businesses, civic organizations and NEISD.
- Winner of the State Platinum (highest honor) award for Transparency & continue to remain transparent and encourage citizen participation.



WINDCREST TEXAS

8601 Midcrown

Windcrest, TX 78239-2598

CIVIC ORGANIZATIONS, BOARDS, COMMISSIONS & COMMITTEES

ORGANIZATIONS:

Little League -

Marshal Valadez

Windcrestlittleleague@gmail.com

Lions Club - Marlene Patton

(210) 393-7383

marpatton@aol.com

Girl Scouts -

Boy Scouts - John Echevarria

(210) 341-8611 ext. 123

jechevar@bsaemail.com

Cub Scouts - Alfred A. Cortez

(210) 967-7369

aacortez@earthlink.net

Swim Team - Robert Hoffman

(210) 287-1798

windcrestdolphins@hotmail.com

Optimist Club - Mitch Wiedenbach - (210) 656-2194

Women's Club - Lea Fagin - (210) 653-2036

American Legion - Buddy Cooper - (210) 656-3426

Golf Course - Jeri Cruz

(210) 655-1421

Tennis Center - Scott McKay

(210) 590-8500

scottmckay@satx.rr.com

Citizens' Patrol Team 1 Captain - Col. Henry Berman

(210) 655-5650

Citizens' Patrol Team 2 Captain - Nello Rosania

(210) 657-5704

Citizens' Patrol Team 3 Captain - James Mackey

Citizens' Patrol Team 4 Captain - Helma Ann Martinez

(210) 599-8583

Garden Club - Carolyn Freeman - (210) 6555816

Friends of the Park - Scott Gorton - (210) 216-7666

scottl@satx.rr.com

CERT - Kathy Maloney - (210) 887-5069

teamwindcrest@gmail.com

BOARDS & COMMISSIONS:

Economic Development Corporation

Tim Maloney

Lisa M. Pepi

Beckie Gergen

Leonard Neeper

Col. Sue Alexander

Col. Roy E. Wratishaw

Col. Irv Gerrow

Planning & Zoning Commission

Col. Henry Berman

Nikki Walker

Ronald Armes

Larry Robinson

Jaqueline Wickware

Rainbeau Presti

Majie Takas

Board of Adjustments

Alan Thompson

Gayle Scheiber

Veronica Dixon

Rick Cockerham

Jim Martin

WCCPD Board of Directors

Dr. William Mueller

Bill Lambrides

Wesley Manning

Edwin Miles

William Roberts Jr.

Margaret J. Weidenbach (Jeanie)

Parks & Recreation Commission

Joann Hillard

Mike Scott

Dennis Dooley

Jay Eldridge

Jan Leaders

Bill Zulaica

Ann Marie Arnica

Pool Manager—Jonathan Hays

(210) 454-6883

Water Board President—Dan Reese

(210) 655-5528

Animal Task Force

Pam Dodson

(210) 562-0299

pdodson@windcrest-tx.gov

Newsletter Committee

Mayor Alan Baxter

Gayle Baker

Col. Henry Berman

Claudia Carrera

Rick Cockerham

David Diaz

Elizabeth Dick

Veronica Dixon

Carolyn Freeman

Ruth Fritz

Kelly Hamilton

Barbara Lindell

Ursula Schaub