City of Garden Ridge

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

AGENDA
REGULAR CITY WATER COMMISSION MEETING

Monday, July 30, 2012 at 6:00 P.M.

The Garden Ridge City Water Commission will meet in regular session on Monday, July 30, 2012 at 6:00 p.m. in the City Council Chambers, City Hall, 9400 Municipal Parkway, Garden Ridge, Texas. This meeting is open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on Friday, July20, 2012 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours in advance of this meeting.

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1. Call to Order
2. Roll Call
3. Citizen's Participation – 3 minute limit per citizen

   Rules for Citizen's Participation:

   The Water Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our appointed officials, we must request that if you wish to speak, that you follow these guidelines.

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

   NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject ***must be limited*** *to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Commission is limited to either a statement of specific factual information or a recitation of existing policy.* TEX. GOV'T CODE § 551.042.

4. Approval of Minutes
   a) June 26, 2012 Regular Water Commission Meeting
   b) July 5, 2012 Water Commission Subcommittee Meeting
   c) July10, 2012 Water Commission Subcommittee Meeting
5. Business Items

   The City Water Commission may discuss, consider and/or take possible action on recommendation to the City Council on the following:

   a) Report from and possible action on findings of the Water Commission Subcommittee concerning commercial water usage

b) Request by Tony Overman to City Water Commission to define the ample water supply necessary to be brought in and transferred to the City of Garden Ridge in accordance with the Transferable Water Rights – Requirement of Ordinance 7-02011 for a commercial development at the northeast corner of the intersection of FM 2252 and FM 3009

c) Adoption of a policy concerning variance requests to the Demand Reduction Measures during Drought Management Stages

d) Resignation of Tony Zugay as Water Commissioner, Place 3 effective July 12, 2012

e) Resignation of Gary Stegman as Water Commissioner, Place 4 effective with expiration of term of office of September 30, 2012

f) Review of resumes/bios and possible discussion with citizens interested in serving as Water Commissioners

g) Appointment of Water Commissioner to fill unexpired term of office in Place 3 with term expiring September 30, 2012

h) Appointment of Water Commissioner to Place 4 effective September 30, 2012 for a two year term of office

6. Update on actions taken by the City Council in previous City Council Meetings
7. Water Manager Monthly Activity Report
   a) Water pumping/usage from city wells
   b) Water system infrastructure maintenance, repairs and/or projects
   c) Static levels, drawdown levels and flow rates on the Trinity Well
   d) Water and/or Drought Management
8. Adjourn

AGENDA NOTICES:

Decorum Required:

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

Action by Commission Authorized:

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 12:30p.m. on July 26, 2012 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Shelley Goodwin, TRMC
City Secretary

City of Garden Ridge

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

CITY OF GARDEN RIDGE WATER COMMISSION MEETING
MINUTES

Tuesday, June 26, 2012 at 6:00 P.M.

The City of Garden Ridge Water Commission met in regular session on Tuesday, June 26, 2012 at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This meeting was an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice was hereby posted on Friday, June 22, 2012 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours in advance of this meeting.

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1. Call to Order:

The meeting was called to order at 6:00 P.M. in the Council Chambers by Chairman Bower.

2. Roll Call:

Present: Chairman Bower
Commissioner Stegman
Commissioner Heier
Commissioner Holloway
Commissioner Powers

Absent: Commissioner Zugay

Also in attendance were: Mayor Jay F. Feibelman, City Administrator Nancy Cain, Public Works Director Royce Goddard and Administrative Assistant Sandy Edwards.

3. Citizen Comments:

None.

4. Approval of Minutes:

a) April 20, 2010 Water Commission Conservation Study Committee Meeting.

Motion was made by Commissioner Stegman and seconded by Commissioner Powers to approve the minutes of April 20, 2010 Water Commission Conservation Study Committee Meeting. The motion passed unanimously.

b) May 22, 2012 Regular Water Commission Meeting.

Motion was made by Commissioner Stegman and seconded by Commissioner Heier to amend the minutes of May 22, 2012, Regular Water Commission Meeting, Item 5a, to read, "to recommend to City Council approval of a variance request from Tim and Michelle Thomas, 21926 Cristobal, for an exemption from drought management stage watering restrictions to establish new lawn and plants by watering every day during the designated watering times." The motion passed unanimously.

5. Business Items:

The City Water Commission may discuss, consider and/or take possible action on recommendation to the City Council on the following:

a) Request by Tony Overman to discuss with possible action on water source options in accordance with the Transferable Water Rights – Requirement of Ordinance 7-022011 for the development of property located at the northeast corner of the intersection of FM 2252 and FM 3009 to include a possible permit to drill a water well at said location into the Trinity aquifer.

Tony Overman, 18955 FM 2252, came before the Water Commission wanting to discuss the water source options for the development of property located at the northeast corner of the intersection of FM 2252 and FM 3009, but without the proper documents from his Engineer for the Commissioners to review, he was unable to continue with the discussion. Mr. Overman will submit the proper documents before the next Water Commission meeting for review.

Chairman Bower suggested establishing a water study group to look into the various types of commercial businesses, in comparison to their square foot and water consumption. Commissioner Heier was appointed the Chairman, with Commissioners Stegman and Holloway serving as members on the committee.

b) Adoption of Water Policy concerning the leasing of water held by the City of Garden Ridge.

The City of Garden Ridge Water Policy was handed out to the Commissioners (attached herewith).

City Administrator Nancy Cain clarified a question referring to her delegated responsibility for the continuance of water leases. She replied that Over Yonder and the Bracken Volunteer Fire Department were the only active water leases in the City. The water lease for the Bracken Body Shop has expired.

After a brief discussion, a motion was made by Commissioner Holloway and seconded by Commissioner Powers to accept the City of Garden Ridge Water Policy as written pertaining to water leasing agreements. The motion passed unanimously.

6. Update on actions taken by the City Council in previous City Council Meetings:

Mayor Feibelman reported on several approved actions taken by City Council at the previous meeting:

Rescission of bid awarded to AR Excavations, LLC for the 2012 Hickory Bend-Arrowood Drainage Improvements Projects for failure to comply with Notice of Award and execution of contract documents for the project.

Award of bid for the 2012 Hickory Bend – Arrowood Drainage Project to Qro Mex Construction, Inc. second lowest bidder.

Approved City Water Commission recommendation on a request by Tim and Michelle Thomas, 21926 Cristobal, for an exemption from drought management stage watering restrictions to establish new lawn and plants.

Approved City Commission recommendation on a request by Ron and Linda Franklin, 21028 Cedar Branch, for an additional 50% leak adjustment to their March 2012 water bill due to water leaks at their residence.

7. Water Manager Monthly Activity Report:

a) Water pumping/usage from city wells.

Royce Goddard reviewed the monthly water pumping/usage from the city wells and discussed the water system operations.

b) Water system infrastructure maintenance, repairs and/or projects.

None.

c) Static levels, drawdown levels and flow rates on the Trinity Well.

Royce Goddard stated that the drawdown level was 161.1 and that when the well turns off, the water level returns to the current static level of 194.4 within 5 minutes.

d) Water and/or Drought Management

No discussion was held.

8. Adjourn:

Motion to adjourn was made by Commissioner Holloway and seconded by Commissioner Heier. The motion passed unanimously and the meeting adjourned at 6:50 P.M.

Sandy Edwards

Sandy Edwards, Administrative Assistant
Water Commission Secretary

Nancy Cain

From: gary stegman [gcstegman@yahoo.com]
Sent: Friday, July 20, 2012 4:08 PM
To: administrator@ci.garden-ridge.tx.us
Cc: Gary Stegman
Subject: Water Commission Study Committee
Attachments: Revised Commerical Usage Study.xlsx

Nancy,

Attached is a spreadsheet that was given out at our last subcommittee meeting. I have made some changes to the spreadsheet that our subcommittee looked at--most changes are as recommended by the committee members. Perhaps it would be a good idea to send this spreadsheet out with the next agenda for our regular water commission meeting.

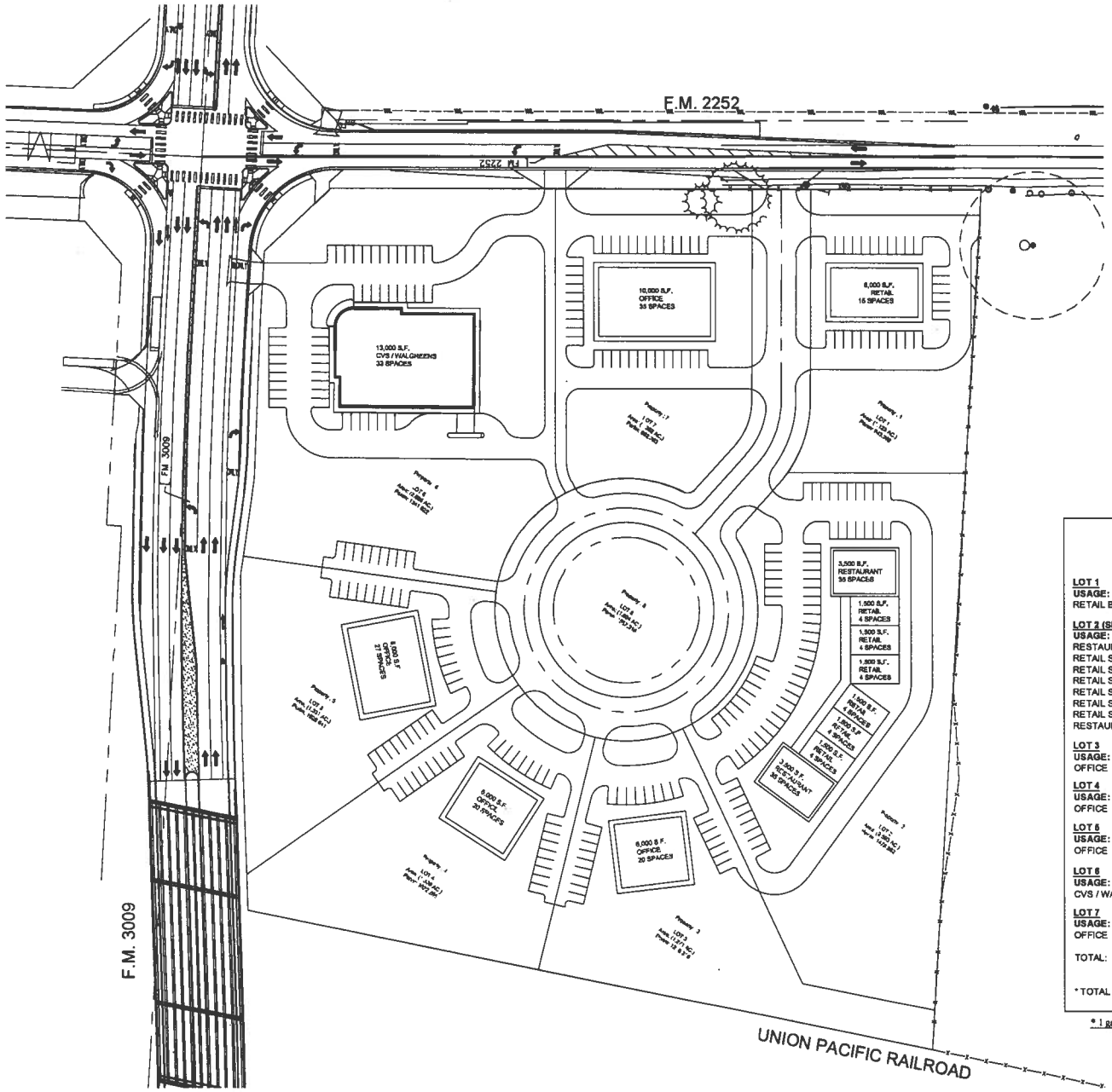
Gary

City of Garden Ridge Water Commission subcommittee report historical (2004- Jul 2012) average water usage in thousands of gallons for commerical accounts

Data as of 7/19/2012 **Prepared by Gary Stegman**

User	Historical Average	Yr/Mon Start Date	2252 Address	Type of Business	Comments
Forest of GR	18	06-Nov	18875		Entry landscapping on both sides of entry on 2252
GBD Hargrove LLC	7	07-Oct	18945	Offices	Two businesses on sign: Physical therapy & medical ofc. One two story bldg. Therefore; can't tell how many offices/businesses could be in bldg
Overman Prop 1	4	06-Sep	18965	Offices	One business on sign: Motivational Productions Inc. One two story bldg. Therefore; can't tell how many offices/businesses could be in bldg.
Overman, Tony	42	05-May	19115	offices	Bldgs next to Vet ofc. 5 businesses on sign: Health care co-Re/max-Broken ministries-Ed Jones-title co. There are 10 numbered offices with separate entries
Overman Prop III	22	06-Oct	19115	offices	Second set of bldg from Vet. 6 businesses on sign: Title co-FE Care-Tax Svc-Beautiful Spa-Attorney-Howell. 13 numbered offices with separate entries
Overman Prop IV	28	04-Feb	19365	offices	Wispering Oaks. 7 businesses on sign: Finanical-Ultimate realty-Ready renters-Wedding Mall-Skilled Health Care-Magazine Co- Aerflite International. 9 numbered office w/separate entries
Sodalis Graceland	86	09-Jan	19095	Senior Living facility	Web site states it is a 45 bed assisted living facility
Templeman Vet Sv	19	10-Feb	19121	Veterinary	
NE Bible Church	38	04-Feb	19185	Church	
NE Bible Church	3	04-Apr		Church	
NE Bible Church	5	08-Feb		Church	
NE Bible Church	37	04-Feb		Church	
Covenant Bapt	2	04-Feb	19204	Church	
Howell DDS	10	04-Feb	19295	Dental Office	
W.W. Ashley Oaks	14	05-Mar	19315	offices	7 businesses listed on sign and some names on buildings don't match those on sign. Businesses on sign: Impact Builders-Morrision Design-massages-staffing Co-counseling svc-legal ofc-bookkeeping Only three enteries into buildings.
Triumphant Luthe	14	04-Feb	21315	Church	
			Bat Cave		
American Bank of	49	09-Jun	19311	Bank	
			Bat Cave		
Voeller Properties	3	04-Nov	19311	Offices	Located at 2252 & Garden Ridge Estates entry. 3 Businesses on sign: Investment advisors-CPA-Attorney
AVERAGE	**22.2778**				

One Acre Ft = 325,851 gallons



Being 13.532 acres of land, situated in the City of Garden Ridge Comal County Texas, being part of a called 13.375 acre remnant of a 116 acre tract out of the Geo. M. Dolson Survey Number 96, Abstract Number 120, said 116 acre tract conveyed to Monroe Wetz and wife, Mary A. Wetz, by deed recorded in Volume 280, Page 181, Official Public Records of Comal County Texas.

WATER USAGE:

LOT 1

USAGE:	SIZE:	GaL/Day	GaL/Mo.
RETAIL BUSINESS	6,000 s.f.	200	6,083

LOT 2 (SHOPPING CENTER)

USAGE:	SIZE:	GaL/Day	GaL/Mo.
RESTAURANT(60-70 SEATS)	3,500 s.f.	906	27,557
RETAIL STORE(SMALL)	1,500 s.f.	50	1,520
RETAIL STORE(SMALL)	1,500 s.f.	50	1,520
RETAIL STORE(SMALL)	1,500 s.f.	50	1,520
RETAIL STORE(SMALL)	1,500 s.f.	50	1,520
RETAIL STORE(SMALL)	1,500 s.f.	50	1,520
RETAIL STORE(SMALL)	1,500 s.f.	50	1,520
RESTAURANT(60-70 SEATS)	3,500 s.f.	906	27,557

LOT 3

USAGE:	SIZE:	GaL/Day	GaL/Mo.
OFFICE	6,000 s.f.	480	14,600

LOT 4

USAGE:	SIZE:	GaL/Day	GaL/Mo.
OFFICE	6,000 s.f.	480	14,600

LOT 5

USAGE:	SIZE:	GaL/Day	GaL/Mo.
OFFICE	8,000 s.f.	640	19,467

LOT 6

USAGE:	SIZE:	GaL/Day	GaL/Mo.
CVS / WALGREENS	13,000 s.f.	800	24,333

LOT 7

USAGE:	SIZE:	GaL/Day	GaL/Mo.
OFFICE	10,000 s.f.	800	24,333
TOTAL:	57,000 s.f.	5,512	167,657

* TOTAL ACRE-FEET PER YEAR = **6.17(acre-ft/yr)**

* 1 gallon US per day (gal/day) = 0.0011 acre feet per year (acre-ft/yr)

FORD ENGINEERING INC.
ENGINEERING • SURVEYING • PLANNING
1000 CROSSROADS BLVD., SUITE 114A, BOERNE, TEXAS 78006
PHONE: (210) 980-9111 FACSIMILE: (210) 980-9010
www.fordengineering.com TBPE No. F-1162

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

UNDER THE AUTHORITY OF
Mark S. Hill P.E.
94604
ON 7/26/2012

TBPE No. F-1162

REVISIONS:		
NO.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

CONCEPTUAL PLAN

TUSCAN VILLAGE

13.532 ACRE COMMERCIAL BUSINESS PARK

CONCEPTUAL PLAN

PROJECT NO. 2339.00

JULY 26, 2012

ORDINANCE NO. 7-022011

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

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

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

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

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

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

DEFINITIONS APPLICABLE TO THIS AMENDMENT:

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

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

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

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

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

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

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

TRANSFERABLE WATER RIGHTS - REQUIREMENT:

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

The City of Garden Ridge, based on use and intensity of water consumption reasonably anticipated through the examination of the subdivision and land use project as presented in the master planning process, annexation process or request for extension of service within the extraterritorial jurisdiction of the City, shall define the ample water supply necessary for the

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

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

SEVERABILITY CLAUSE:

If any section, paragraph, subdivision, clause or phrase of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

EFFECTIVE DATE:

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

PUBLICATION:

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, this, the 2nd **day of** February **2011.**

JAY FEIBELMAN, MAYOR

ATTEST:

Yolanda Benitez, City Secretary

CITY OF GARDEN RIDGE WATER VARIANCE POLICY DURING WATER DROUGHT STAGE CONDITIONS.

WHEREAS, THE CITY OF GARDEN RIDGE OFTEN IN CONJUNCTION WITH THE EDWARDS AQUIFER AUTHORITY (EAA) ENTER WATER DOUGHT STAGES FOR THE PURPOSE OF CONSERVING WATER RESOURCES DURING DROUGH CONDITIONS , IT SHALL BE THE POLICY OF GARDEN RIDGE WATER COMMISSION TO RECOMMEND DISAPPROVAL FOR ALL REQUESTS FOR VARIANCE TO ORDINANCE #61 SO AS NOT TO JEOPARDIZE PRECIOUS WATER RESOURCES AND CREATE PRECEDENT. ALL SUCH REQUESTS MAY BE SUBMITTED TO THE COMMISSION , HOWEVER WITHOUT SUBSTANCIAL, SIGNIFICANT, OUT OF THE ORDINARY CIRCUMSTANCES WILL NOT BE FAVORABLY CONSIDERED.

Nancy Cain

From: tozug@satx.rr.com
Sent: Wednesday, July 11, 2012 8:05 PM
To: jmbmail@satx.rr.com
Cc: administrator@ci.garden-ridge.tx.us
Subject: Water Commission

Jim,
I will miss the Water Commission meeting again this month as we continue to work on our summer home in Minnesota. As I see additional absences I feel it is in the best interest of the Commission that I resign my place on the Commission effective today, 12 July 2012.

Thank you for allowing me to be a part of your commission. It has been a pleasure working with you.

Very Respectfully,
Anthony (Tony) Zugay

TO: Nancy Cain
City Administrator
Garden Ridge, TX 78266

FROM: Gary Stegman
Member, City of Garden Ridge Water Commission

DATE: July 17, 2012

SUBJECT: Resignation from Water Commission

Please be advised that I do not desire to continue serving on the City of Garden Ridge Water Commission when my term expires on September 30, 2012. I have enjoyed my many years on the commission and now feel it is time for me to move on and give another citizen an opportunity to serve the many good folks who are fortunate to be able to live in this city.

Sincerely,

Gary Stegman

Gary Stegman

July 25, 2012

To: Water Commission

From: City Administrator Cain

The following attached bios/resumes have been submitted by Garden Ridge residents indicating a desire to serve on a City Commission. With the resignation of Commissioner Zugay and Commissioner Stegman not desiring to continue serving after the expiration of his term of office the commission will have two vacancies to fill. All individuals have been contacted and either personally spoken with or a message left to invite them to the Water Commission meeting. So far Mr. Pitzen and Mrs. Ramirez have stated they are interested in serving on the Commission and will attend the meeting. Mr. Hudson stated he is interested in serving on the Water Commission but he is out of town on vacation and cannot attend the meeting. I had not heard back from Mr. Kohl or Ms. Rodriguez at the time of the preparation of this memo.

19534 Creekview Oaks
Garden Ridge TX 78266
210-651-7577
rpitzen@hotamil.com

Raymond E. Pitzen

Objective

Using my Skills and Education, develop environmental, safety and health policies that will have a positive impact and provide cost savings.

Experience

Karta Technologies Inc — San Antonio, TX

Senior Project Manager

- Provided engineering guidance and supervision for water and wastewater projects
- Consultant for Water and Wastewater projects for Military bases worldwide
- Preparation of Statements of Work for water/wastewater projects
- Project management for contracted studies in water and waste water projects to include project over site.
- Reviewed proposals for technical correctness and abilities for contract awards
- Negotiated Contracts for water wastewater projects from Majcoms
- Prepared budgets for water wastewater projects for Air Force Material Command, Pacific Air Command, United States Air Force Europe, Air Education Training Command, Air Force Space Command, Air Mobility Command, US Navy Pacific Fleet
- Project management for Cross-connection and backflow prevention studies, Water and wastewater vulnerability studies and recommendations, oil/water separator studies, hydraulic modeling, GIS mapping infiltration & inflow studies.
- Assisted in conduction air emission inventories
- Air Force Representative Joint Air force Army NASA and Navy Technology Transfer Team to find savings for bases in pollution and/or manpower

United States Air Force — World Wide

Deputy Chief, Bioenvironmental Engineer

- Managed 13 Professional staff members in conducting Industrial Hygiene Surveys and environmental studies at big industrial Air Force Base with over 15,000 employees.
- Approved all personnel actions.
- Reviewed all reports for accuracy and completeness.
- Interacted with state and federal agencies on environmental matters
- Senior member of the Base Disaster Group and On site commander for health and environmental matters.

- Provided Air Force wide technical assistance for disposal of radioactive waste, insured all shipments were in accordance to all

NRC, Federal, State, and Local regulations.

- Ionizing and non-ionizing Radiation Officer for Air Force bases
- Performed radiation assessments for ionizing and non-ionizing sources
- Provided expert disaster preparedness assessment for accidents involving hazardous chemicals, radioactive elements natural disasters.

Other Experience

Senior Engineering Project Manager

- Provided engineering guidance and supervision to engineering staff for design, ordering and installing communication systems used by the oil industry for production and entertainment On Sakalin Island Russia

Project Manager

- Managed team for Level 3 Data circuit use inventory

Private consultant to churches, auto dealers, and individuals, recommending, purchasing, and installing computer hardware and software, including LANs

Education

- BS Mechanical Engineering, Marquette University, Milwaukee, WI
- MSM Management, Troy State University, Troy, AL
- Public Administration (50 Credits towards doctorate), Nova University, Ft Lauderdale, FL

Awards

President, Hill Country Local Chapter of the American Industrial Hygiene Association.

Interests

Extra Class Amateur Radio License, carpentry, computers CADD and GIS.

Other

Have Valid Passport and have worked on projects in UK, Japan, Ascension Island, Antiqua, and Russia.

Nancy Cain

From: James Hudson [jamhud2@yahoo.com]
Sent: Friday, September 02, 2011 10:04 AM
To: administrator@ci.garden-ridge.tx.us
Subject: Call for serving on city commissions
Attachments: James E Hudson Resume.doc

As per the request in the September 2011 issue of 'The Grapevine', I would be willing to serve on a city commission. Please find my resume attached. I would be happy to discuss.

Thank you,
James Hudson
22016 Las Cimas
GR, TX 78266
(210) 260-1769
jamhud2@yahoo.com

JAMES E. HUDSON
22016 Las Cimas
Garden Ridge, TX 78266
Cell: (210) 260-1769; Email: jamhud2@yahoo.com

CAREER OBJECTIVE

To obtain a challenging position that draws on my professional experiences.

DEGREE

Bachelor of Arts – Southwest Texas State University

EDUCATION

1984-88 & 1992-94 Southwest Texas State University / **Bachelor of Arts**
1987 San Antonio College
1983-84 Laredo Junior College

PROFESSIONAL EXPERIENCE

2006-Current Self-Employed, San Antonio, TX
Investment Manager/Bookkeeper
Coordinates, monitors, executes the purchase and sale of clients' investment portfolio. Coordinates the development and maintenance of an extensive investment portfolio which includes fixed income, mutual funds, bonds, equities, and real estate. Coordinates and monitors cash accounts through on-line brokerage account as well as through direct communication with individual brokers. Executes the purchase and sale of equities for same accounts. Develops and maintains numerous tools to monitor these accounts as well as to provide status reports given to clients during monthly/annual meetings. Status reports have been developed and are maintained within Microsoft Excel and Intuit Quicken software. Acts as point-man for all communication between clients (land owners) and oil and gas company representatives regarding the establishment of mineral rights leases and testing. Receives, reviews, and pays all business related and household bills for clients. Maintains up-to-date financial account information and balance data for clients. Maintains a working relationship with clients' banking representatives in order to monitor financial status. Executes all deposits of income for clients. Receives and pays all credits for same. Provides monthly and annual reports of all income and spending for clients. Data and reports are monitored and produced using Microsoft Excel and Intuit Quicken software. Executes annual federal income taxes for clients review. Maintains all data and indentifies amounts for quarterly federal income tax payments. Gathers and enters all pertinent data and forms necessary to enter into Intuit's Turbotax software. Provides clients' with final tax return for review and approval.

2000-2006 Texas Department of Transportation, Austin and San Antonio, TX
Auditor II-III-IV
Performed assigned audit projects to include scope, objective, and methodology. Participated in preliminary planning, individual and group interviews. Provided program development, qualitative and quantitative data collection. Created work paper preparation, indexing and organization. Scheduled, and conducted entrance and exit interviews with senior management. Developed, edited, and distributed final audit reports to executive management, and outside agencies. Developed and distributed memoranda to division management and staff. Reported to Audit Office Director as to project status. Served as committee secretary for one-term during

time spent on Employees' Advisory Committee. Also served as Vice-Chair of committee. Coordinated development of committee brochure. Helped in creation and distribution of committee newsletter distributed to all division employees throughout department. Helped in the coordination and planning of city-wide department blood drives. Served as time-sheet coordinator, tracking and reporting on project budget status using various spreadsheets. Served as coordinator of two separate 'statewide' Audit Conferences to include coordination of travel arrangements, working with hotel staff and conference facilities. Researched for and contracted with various keynote speakers on session topics. Served as TxDOT Audit Office's fraud awareness trainer. Spent one year conducting statewide fraud awareness training sessions both in person as well as via telecommunications. Served as Audit Office team member and worked with human resource trainers and video production staff in the establishment of TxDOT's Fraud Awareness training module viewed statewide by all TxDOT employees as mandated by the Governor's Office. Assisted in numerous internal control studies and risk assessments for various programs.

1996-1999 MAPSCO, Inc., d.b.a. Ferguson Map Company, San Antonio, TX
Custom Mapping Sales; Research Analyst; Sales Associate
Created and maintained customer databases. Established contacts within many state and local governmental agencies as well as private companies for data needed to maintain databases. Served as administrative assistant to general manager in maintaining communication between retail and cartographic staffs in order to verify that the customers' needs were met. Worked as a team member at various public and industry targeted promotional conventions and expositions. Served as customer contact as both a sales associate on the retail floor and as an outside custom map sales representative.

Nancy Cain

From: Jim Kohl [jgkohl@yahoo.com]
Sent: Thursday, February 02, 2012 5:29 PM
To: administrator@ci.garden-ridge.tx.us
Cc: 'Jim Kohl'
Subject: Nancy Cain--volunteer positions for City Commissions
Attachments: James G Kohl resume 2012 GR.doc

Dear Nancy,
After our conversation of a couple of weeks ago, I am following up with a very brief attached description of my experience. I believe that I can be useful to one of your City Commissions, if a vacancy occurs. My interests and experience are varied so I could consider almost any Commission needing assistance.

Having retired, I am now able to devote time to such interests. As a 20 year resident I cherish what Jay, his administration [including you], the Council and Commissions, through their leadership, are doing for our City and wish to participate in preserving and further developing what we have here. Also as a Businessman, leader and citizen I understand that we can't stagnate; we need orderly and well designed growth that protects not only our resident's values, of what they desire in their city, but also protects and budgets all resources which will be needed for the future. And very importantly, I believe that accomplishing these goals must be done with the maximum of fairness, openness and communication to our residents, taxpayers and neighbors around the City.

Please share this with any Commissioners who are needing assistance. Also will you please share with Jay, in the event he is aware of any upcoming openings or special needs in Garden Ridge..
Thanks and Regards,
Jim Kohl

Jim Kohl
cell phone 830-305-0844
home phone 210-651-5895
fax line 210-651-5924
email
jkohl@minigrip.com
jgkohl@yahoo.com

James G Kohl, Jr. (Jim)

20740 Timber Rose DR

Garden Ridge, TX 78266

- Resident of Seguin for 20 Years.
- Retired 3 years ago from Illinois Tool Works (ITW), a Chicago based worldwide manufacturer of precision components, equipment and packaging.
- President of the Consumer Packaging Group, with operations in Seguin, 4 other US States and Worldwide in Europe, Asia, and S. America. Managed 2000 employees and responsible for nearly $500 Million in sales and 14 manufacturing and commercial facilities.
- Presently consulting part time with ITW on several projects.
- Married to Kate Kohl, who is active in GR Women's Club, on the Board of Directors, and Knotty Knotters; we have 5 grown children and 7 growing grandkids.
- Lived and worked across the USA and overseas.
- Owned and managed a successful small business for 6 years.
- Graduate Engineer with MBA. Competent technically and administratively. Much experience in management, engineering, employee development, legal contracts, commercial area and finance. I enjoy working with people and solving problems.
- I believe that I will be able to serve the City and its residents well and to make a contribution to Garden Ridge with my sincere desire to participate in the continued development of our City.
- Kate and I are proud of Garden Ridge and love our home here.

Nancy Cain

From: patricia.ramirez@kimley-horn.com
Sent: Tuesday, September 06, 2011 11:37 AM
To: administrator@ci.garden-ridge.tx.us
Subject: Service on a City Commission
Attachments: PARresume.doc

Nancy, I read in the newsletter that there may be some vacancies on some of the cities commissions. I would like to be considered to serve. My resume is attached showing my experience on other committees and organizations. Thanks for your consideration.

Patricia A. Ramirez, P.E.
210 385-4475

Professional EDGE EngineeringDesignGroup

President/Owner

PATRICIA A. RAMIREZ, P.E.
(Resident of Garden Ridge, TX – 5 years) (8827 Cherokee Path)(210 385-4475)

Professional Registration: Registered Professional Engineer 1992

Education:
B.S., Civil Engineering, 1991
University of Texas at San Antonio

A.A.S., Engineering Technology, 1978
San Antonio College

USAF Veteran

Professional Organizations/Community Service:

President of Schertz/Cibolo Lion's Club July 2011 to Present
Vice President of Schertz/Cibolo Lion's Club 2008 to 2011
Director for the Schertz-Seguin Local Government Corporation 2008 to 2010
Committee Member to Schertz Historical Preservation Committee 2006 to Present
Commissioner for Transportation Safety Advisory Commission (Schertz) 2003 – 2009
State Director for ASCE San Antonio Branch 2004 – 2006
President ASCE San Antonio Branch 2003 – 2004
President-Elect ASCE San Antonio Branch 2002 – 2003
Program Director ASCE San Antonio Branch 2001 – 2002
Co-Chair to Organize Texas Section Spring Conference (March 2001)

Professional Experience:
As President/Owner, Ms. Ramirez founded Professional Engineering Design Group in 2004. Ms. Ramirez is an experienced professional civil engineer with over 25 years of expertise in project management, designing and coordinating structural and civil engineering services for Public Works and Capital Improvement Projects providing reconstruction or replacement of streets and drainage, water and sewer design and construction supervision of numerous state and municipal public works projects. Her traffic engineering experience includes modifications to existing intersections, design of new intersections, traffic control plans, signing, pavement marking and channelization, traffic impact analysis/traffic counts/turning movements, and signal design. She is also up to date on the latest ADA compliance requirements. She is current on the latest specifications on pavement marking and traffic control devices.

As Unit Manager/Project Manager she was responsible for implementing a wide array of measures to ensure the firm's prosperity. She has taken measures such as staffing the unit, controlling the work and directing employees to provide high-quality consulting services as efficiently and effectively as possible. She provides general supervision and management suited to individual projects and defines each member's tasks as they relate to operations. She uses selected managerial accounting reports to help achieve planned financial and professional objectives. She is aware of clients' expectations in order to direct personnel accordingly and communicates with individuals involved and coordinates all information necessary to complete projects on time while maintaining work on schedule and meeting budget requirements.

With 13 years at the Texas Department of Transportation and 14 years working for private consulting firms, Ms. Ramirez gathered experience in the design and management of civil engineering design projects and planning of traffic engineering. Through her experience, she gained valuable knowledge of managing employees and maintaining relationships with clients while meeting deadlines.

Nancy Cain

From: Erika E. Rodriguez [erikaelenarodriguez@gmail.com]
Sent: Wednesday, February 22, 2012 3:42 PM
To: administrator@ci.garden-ridge.tx.us
Subject: Garden Ridge City Commission
Attachments: Curriculum_EERodz.pdf

Nancy Cain:

Attached please find a copy of my Curriculum for your review to consider me in a City-appointed Commission position to assist the City Council in making decisions for the betterment of our great city, Garden Ridge.

Thank you for taking your time in reviewing my Resume and I look forward to hearing from you.

--
Sincerely,
Erika E. Rodriguez
REALTOR (R)
CENTURY 21 United-Action
604 S Seguin Ave.
New Braunfels, TX 78130
Click to go to my website: Search Listings
Office: 830-625-8061 x114
Fax: 830-625-9459
cell: 619-781-2945
Email: erika.rodriguez@century21.com
Click to go to my Facebook: subscribe to facebook post...be up to date and "like"
Click to: follow me Google+
Newsletter: http://erikaelenarodriguez.housingtrendsenewsletter.com
-
Texas law requires all real estate licensees to give the following information about brokerage services to all prospective buyers, tenants, sellers and landlords. open the document, read and sign: INFORMATION ABOUT BROKERAGE SERVICES

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[redacted]
[redacted]
[redacted]

Fluent in both Spanish and English. Looking for a part-time and/or temporary position.

1996 - Kelsey-Jenny College
A.A. Paralegal, Internship at John W. Stump Law Office
San Diego, CA

June 2011-Present
Real Estate Agent at CENTURY 21 United-Action
New Braunfels, TX

January 2009 - March 2011
The Law Office of Roland R. Esparza, PC 210-222-2500
Paralegal
San Antonio, TX
Plaintiff Personal Injury, Criminal Defense and Tickets. Also, in charge of law office accounts payable, contracts and marketing.

October 2007 - August 2008 (military transfer to San Antonio, TX)
Triad Financial Corp., 877-631-6200 N Richland Hills, TX
Impound/Gov't Seizure Specialist/ Loss Recovery (Mr. Jaime Rivas, Mr. Sergio Padilla, Mrs. Claudia Flanagan)
Reduce losses/charge offs by recovering seized vehicles, negotiate bail out fees, contact debtors to settle accounts and/or negotiate recovering impounded vehicles and inspect any damages on the seized/impounded vehicles.

February 2005 - July 2006 (military transfer to TX)
David Morse & Associates, 619-229-2700, San Diego, CA 92120
Field Insurance Adjuster (Mr. McDaniel)
Investigate vehicle accidents, vehicle thefts, dog bites and slip & falls for insurance companies which included conduct interviews of witnesses, insured and claimant; Internet Research; Scene Investigations and Diagrams; Settle Claims; Photographs of Injuries and Scenes; Timely Reports and Correspondence.

January 2004 - September 2004 (military transfer to CA)
Moseley, Warren, Prichard & Parish, P.A., 904-356-1306, Jacksonville, FL
Legal Assistant/Legal Secretary (Mr. Weston and Mr. Leahy)
Calendar, Correspondence, Drafts, Pleadings, Discovery, Maritime Law; Insurance Defense; Personal Injury Defense; Litigation; Research.

September 2003-October 2003 (temporary position)
Humphries & Oberdier, P.A., 904-721-4161, Jacksonville, FL
Legal Secretary
BI & Property-Plaintiff; Utilize WordPerfect, GroupWise, Worldox and DocsOpen; Prepare and mail correspondence; Travel arrangements for the attorney; Prepare and organize the trial notebooks; Update attorney's calendar; Prepare, update and organize clients' files.

September 2002-July 2003 (military transfer to FL), El Paso, TX
Scott, Hulse, Marshall, Feuille, Finger & Thurmond, P.C. , 915-533-2493
Legal Secretary
Asbestos Defense; Railroad Defense; Insurance Defense; Litigation; Utilize Microsoft Word, Power Point, and Summation to prepare correspondence, presentations and files; Prepare and mail correspondence; Prepare and update files; Travel arrangements for the attorneys; Draft and file in a timely manner all litigation documents; Texas Notary Public License; NALA Member.

April 2000-August 2002
Azar & Loncar, P.C. (Mr. Weiss) , 915-595-4898, El Paso, TX
Paralegal
Litigation; Research; Mediation; BI & Property-Plaintiff; Utilize Needles software to prepare and mail all initial claims and correspondence; Set new claims with the insurance companies; Welcome clients to our firm; Prepare and mail all medical records request; Confirm and verify all client healthcare provider accounts balances, including health insurance lien holders; Prepare files for Demand; Draft and file in a timely manner litigation documents; Schedule and calendar all of Attorney's client and court appointments; Resolve simple property damage issues; Research/investigate information for claims/cases; Texas Insurance Adjuster License P&C #1172041, NFPA Member.

April 1998-November 1998 (military transfer to El Paso, TX)
Tarrant County Criminal Intake, 817-884-1405, Fort Worth, TX
Intake Analyst
Utilize WordPerfect to prepare correspondence; Welcome visitors to department and check their clearance; Review Investigators criminal intake files; Customer/Civilian service; Filing; Help the Victims Assistant Department with Spanish speaking civilians.

1994-1997
Navy Exchange, San Diego, CA & Dallas, TX
Retail, Customer Service, Cashier, Refunds, Lay-a-ways, Exchanges, Flowers, Plaques

1992-1993
Montgomery Ward & Cutlery World, Stockton, CA
Retail, Cashier, Order Supplies, Open & Close

1990-1992
New York Life Insurance, **Mr.Casey Williams**, El Paso, TX
Secretary