City of Garden Ridge

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CITY OF GARDEN RIDGE WATER COMMISSION MEETING
MINUTES

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

The City of Garden Ridge Water Commission met 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 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, July 27, 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 6:10 P.M. in the Council Chambers by Chairman Bower.

2. Roll Call:

Present: Commissioner 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) June 26, 2012 Regular Water Commission Meeting

Motion was made by Commissioner Heier and seconded by Commissioner Powers to approve the minutes of June 26, 2012 Regular Water Commission Meeting. The motion passed unanimously.

b) July 5, 2012 Water Commission Subcommittee Meeting

Motion was made by Commissioner Holloway and seconded by Commissioner Stegman to approve the minutes of July 5, 2012 Water Commission Subcommittee Meeting, with the correction of the year 2012, not 2011. The motion passed unanimously.

c) July 10, 2012 Water Commission Subcommittee Meeting

Motion was made by Commissioner Holloway and seconded by Commissioner Heier to approve the minutes of July 10, 2012 Water Commission Subcommittee Meeting, with the correction of the year 2012, not 2011. 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) Report from and possible action on findings of the Water Commission Subcommittee concerning commercial water usage.

Commissioner Heier reported that the Subcommittee, consisting of himself, Commissioner Stegman and Commissioner Holloway met on two (2) separate dates. On July 5th, discussion was held regarding the difference between the water rates of residential and commercial users. It was determined after a lengthy discussion that further research needed to be done between the Commissioners and that another meeting would need to be held.

On July 10th, the Subcommittee met again and clarified the commercial water usage data they obtained. Commissioner Stegman presented a spreadsheet he created outlining a historical average of water usage in thousands of gallons for commercial accounts between 2004 to July 2012. Commissioner Heier reported on his conversation with the Nadine Knaus, Chairperson of the City of Garden Ridge Planning & Zoning Commission regarding the level of detail that the developers are required to bring to their committee before they can approve a plan, due to clarification that was needed by the Subcommittee. Commissioner Holloway was to gather some information from the City, specifically the water usage of Capparelli's. He also spoke to San Antonio Water Systems (SAWS) about Commercial water usage. The subcommittee results found that the residential and commercial usage were almost identical.

After further discussion it was determined by the Subcommittee that it was not necessary for the City to have a different water rate for both Commercial and Residential. They also noted that when looking at the different municipalities; Boerne, Schertz, and Cibolo, there were many different types of variables, based on the size of pipes used, meter size, different rates for higher consumption and even individual meters for irrigation systems verses domestic systems.

The Subcommittee decided to base their recommendation of the amount of water a developer would bring in for commercial usage based on the amount of acreage to be developed, charged at the same rate of .81 acre feet per acre, not hookup.

Commissioner Stegman concluded the discussion explaining the revised spreadsheet that he had handed out to the Commissioners for their review. There was no other action to be taken on this topic.

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.

Christian Herzig from Ford Engineering, Inc. came before the Water Commission, representing Mr. Tony Overman, who was unable to attend the meeting. Chairman Bower began with a question from the handout received from Mr. Herzig (attached herewith). He asked what the number of acres were in the proposed development, with Mr. Herzig's reply of 13.532 acres.

Discussion continued with several comments and questions from the Commissioners to Mr. Herzig from the use of landscaping to the type of businesses proposed for the development. Commissioner Stegman also explained from his spreadsheet what is currently being used commercially and what is proposed regarding future businesses.

Motion was made by Commissioner Heier and seconded by Commissioner Holloway to recommend to City Council the use of the Subcommittee's estimate to determine the amount of acre feet of water a developer should bring to the City based on .81 acre feet per acre developed. Both Commissioner Stegman and Powers voted "Nay" to the motion made. Chairman Bower voted for the motion, to break the tie. Motion carried. The recommendation will be presented to City Council on August 1, 2012.

Chairman Bower thanked Christian Herzig for his time and presentation to the Water Commission.

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

A brief discussion regarding the adoption of a policy concerning variance requests to the Demand Reduction Measures during Drought Management Stages were discussed from a handout given to the Commissioners for their review (attached herewith). A correction was requested to the word "drought", by adding the "t".

Motion was made by Commissioner Holloway and seconded by Commissioner Heier to accept and recommend to City Council the adoption of a policy concerning variance requests to the Demand Reduction Measures during Drought Management Stages. The motion passed unanimously. The recommendation will be presented to City Council on August 1, 2012.

d) Resignation of Tony Zugay as Water Commissioner, Place 3 effective with expiration of term of office of September 30, 2012.

Commissioner Tony Zugay, Place 3 on the Water Commission, who was not present for the meeting, submitted his letter of resignation effective July 12, 2012. It was read and briefly discussed by the Water Commission.

Motion was made by Commissioner Heier and seconded by Commissioner Holloway to accept and recommend to City Council the resignation of Tony Zugay as Water Commissioner, Place 3, effective July 12, 2012. The motion passed unanimously. The recommendation will be presented to City Council on August 1, 2012.

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

Commissioner Gary Stegman, Place 4 on the Water Commission, submitted his letter of resignation effective with expiration of term of office of September 30, 2012. Chairman Bower thanked Commissioner Stegman for all his years of service to the Water Commission.

Motion was made by Commissioner Heier and seconded by Commissioner Holloway to accept and recommend to City Council the resignation of Gary Stegman as Water Commissioner, Place 4 effective with expiration of term of office of September 30, 2012. The motion passed unanimously. The recommendation will be presented to City Council on August 1, 2012.

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

City Administrator Nancy Cain stated that she left messages and contacted several citizens who had submitted resumes regarding the interest of serving on the Water Commission. From her contacts, Patricia A. Ramirez, 8827 Cherokee Path, was the only person present at the Water Commission meeting.

Chairman Bower invited Ms. Ramirez to come up before the Water Commission. She briefly spoke of her knowledge and accomplishments towards serving on the Water Commission. Chairman Bower thanked her for attending the meeting and for her interest in the community.

Commissioner Holloway reported that he knew Raymond E. Pitzen, 19534 Creekview Oaks, who also submitted his resume to the Water Commission, from his volunteer services with the Lions Club.

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

Discussion was held and a motion was made by Commissioner Holloway and seconded by Commissioner Heier to accept and recommend to City Council, the appointment of Patricia A. Ramirez, 8827 Cherokee Path, to fill the unexpired term of Water Commissioner, Place 3, with a term expiring September 30, 2012. The motion passed unanimously. The recommendation will be presented to City Council on August 1, 2012.

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

Discussion was held and a motion was made by Commissioner Holloway and second by Commissioner Heier to accept and recommend to City Council, the appointment of Raymond E. Pitzen, 19534 Creekview Oaks, to Water Commissioner, Place 4, effective September 30, 2012 for a two year term of office. The motion passed unanimously. The recommendation will be presented to City Council on August 1, 2012.

6. <u>Update on actions taken by the City Council in previous City Council Meetings:</u>

City Administrator Nancy Cain updated on the relocation of 12 foot water line beginning at the FM 3009/FM 2252 intersection and moving in a westerly direction along the north side of FM 3009 and in a southerly direction along the west side of FM 2252. She also updated on the 2010 Water Master Plan

for the City of Garden Ridge and as it relates to storm water drainage through the Hickory Bend drainage easement and the Arrowood Subdivision.

City Administrator Cain stated that City Council approved the City Water Commission's recommendation on adoption of a policy concerning the leasing of water held by the City of Garden Ridge.

7. Water Manager Monthly Activity Report:

a) Water pumping/usage from city wells.

City Administrator Nancy Cain 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.

City Administrator Nancy Cain stated that the drawdown level was 153.0 and that when the well turns off, the water level returns to the current static level of 191.7 within 5 minutes.

d) Water and/or Drought Management

No discussion was held.

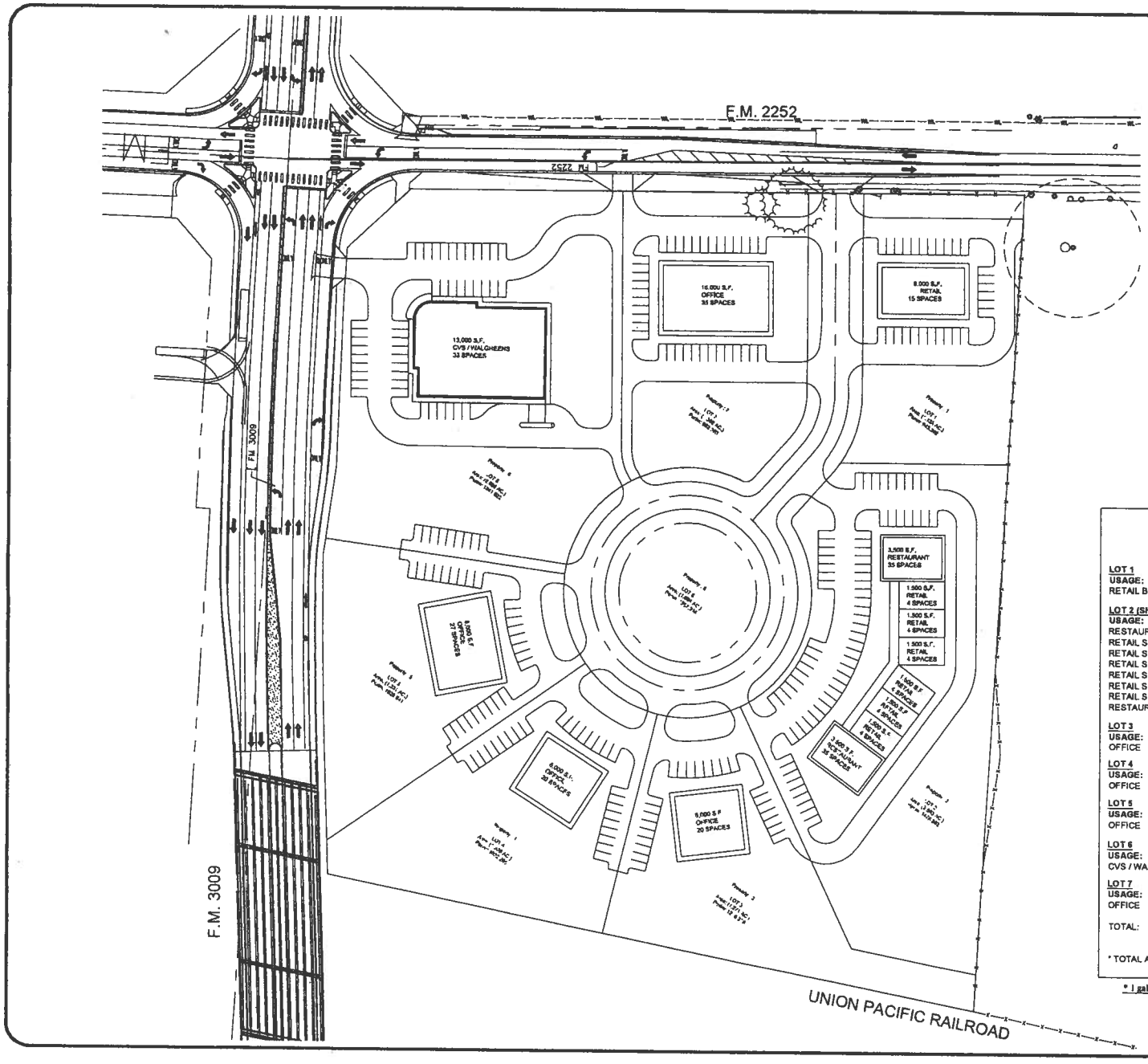
8. Adjourn:

Motion to adjourn was made by Commissioner Holloway and seconded by Commissioner Heier. The motion passed unanimously and the meeting adjourned at 7:12 P.M.

Sandy Edwards

Sandy Edwards, Administrative Assistant
Water Commission Secretary

Passed & Approved 9/25/12 @ 6:05pm - Edwards



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
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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)

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

UNDER THE AUTHORITY OF Mark B. Hill, P.E. 94904 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

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

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 UNORDINARY CIRCUMSTANCES WILL NOT BE FAVORABLY CONSIDERED.

DROUGHT. - Adding T to end of Drought.