



City of Garden Ridge

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

AGENDA **RESCHEDULED REGULAR CITY WATER COMMISSION MEETING**

Tuesday, December 17, 2013 at 6:00 P.M.

The Garden Ridge City Water Commission will meet in regular session on Tuesday, December 17, 2013 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, December 13, 2013 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.

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 please 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 would like to be shown.
- c. Limit remarks to three (3) minutes per citizen during Item 3.
- d. Citizen comments may be deferred to a specific Business Item set forth in Section 5, below, if such comments pertain to such Business Item.

*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) November 20, 2013 Regular Water Commission 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) Update on Comprehensive Water Plan assignments/projects
 - b) Update on lease of Edwards water rights
 - c) Discussion on and possible recommendation on amendment to Ordinance 54-022010, Section 29, Condition for Subdivision Plat Approval and Water Source, 29.02, Developer Shall Prepare Final Subdivision Plat
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.

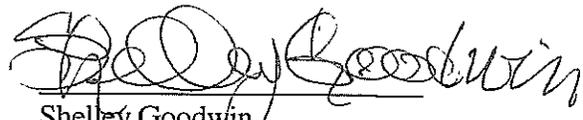
Executive Sessions Authorized:

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
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:00 p.m. on December 13, 2013 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin
City Secretary



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RESCHEDULED REGULAR CITY WATER COMMISSION MEETING
MINUTES

Wednesday, November 20, 2013 at 6:00 P.M.

The Garden Ridge City Water Commission will met in regular session on Wednesday, November 20, 2013 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 is hereby posted on Friday, November 15, 2013 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.

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Present: Chairman Bower
Commissioner Heier
Commissioner Ramirez
Commissioner Kohl
Commissioner Holloway
Commissioner Pitzen

Also in attendance were: Water Manager Royce Goddard and
Administrative Assistant Robert Marin.

3. Citizen's Participation – 3 minute limit per citizen

No Comments

4. Approval of Minutes

a) October 22, 2013 Regular Water Commission Meeting

Motion was made by Commissioner Kohl and seconded by Commissioner Pitzen to approve the minutes of October 22nd, 2013 Water Commission Meeting. 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) Update on Comprehensive Water Plan assignments/projects

Each Commissioner and the City's Water Manager discussed the updates on their assignments of their short term tasks.

b) Update on lease of Edwards water rights

Water Manager, Royce Goddard, reported to the Water Commission that the City of Garden Ridge is working with the City of Schertz with the water rights lease agreement. Once finalized, the City will forward the proposed agreement to City Council at their next meeting on December 4th 2013.

c) Amend Ordinance 61- 082013 establishing the drought management plan for the City of Garden Ridge; providing definitions, establishing trigger points for Stages 1 through 5, restricting the use of water upon implementation of specific stages of said plan; establishing water surcharge rates for Stages 3 through 5 of said plan; providing a variance procedure; providing a penalty clause; providing for severability and providing an effective date and amending Ordinance No. 61-082013 adopted August 27, 2013

Water Manager, Royce Goddard, reported to the Water Commission that Ordinance 61-082013 had an administrative error. City is recommending a corrective change to Page 9, referring to Stage 2 Watering Restrictions, Section 2 regarding watering with an irrigation system or sprinkler, permitted only once a week on the designated watering correcting watering hours to 4am to 8am and 8pm to 11pm as well as changing the areas without a street address, such as medians, neighborhood entryways or common areas to water instead of on Wednesdays to be clarified to: as if their address ended in a 2. Also a recommended change to Section 3 changing the hours to 4am to 8am and 8pm to 11pm.

Motion was made by Commissioner Holloway and seconded by Commissioner Heier to approve the staff recommendation to amend Ordinance 61-082013 as described in the agenda. The motion passed unanimously.

d) Review City Ordinances the Water Commission has recommending over-site on Ordinance 7, Ordinance 54, Ordinance 61 and Ordinance 159

Chairman Bower addressed to the Commission that he would like to see all things related to water into one complete Ordinance. Commissioners discussed their inputs and agreed to table this item to next month's meeting.

e) Ordinance regarding organization of, appointment to and responsibilities of city commissions and ad hoc committees of the City of Garden Ridge (Discussion only)

Table for next month's meeting



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

Water Manager, Royce Goddard, reported that at the November 6th, 2013 City Council meeting the Council approved the bid for the 2013 CIP Project for Waterline, Streets and Drainage Improvements to Qro Mex Construction Co., Inc in the amount of \$3,460,790.05

7. Water Manager Monthly Activity Report

a) Water pumping/usage from city wells

Water Manager Director 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

Nothing to report at this time

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

Water Manager Director Royce Goddard reported that the drawdown level was at 107.1 feet and that when the well turns off, the water level returns to the current static level of 180 feet within 5/6 minutes.

d) Water and/or Drought Management

The City of Garden Ridge is still currently in Stage 3 Watering Restrictions until November 21st and will move back to Stage 2 on November 22nd

8. Adjourn

Motion to adjourn was made by Commissioner Holloway and seconded by Commissioner Heier. The motion passed unanimously and the meeting adjourned at 7:55 p.m.

Robert S Marin
Administrative Assistant

SECTION 29 -- CONDITION FOR SUBDIVISION PLAT APPROVAL AND WATER SOURCE

29.01 -- EXECUTION OF AGREEMENT FOR SERVICE.

Upon execution of an agreement for service and payment of the Water Department's expenses to be incurred for engineering and or legal services in this regard, and satisfactory performance of the other terms herein, the Water Department agrees to offer the availability of water service to lots (one 1" meter per lot) in the subdivision for a period of twenty-four (24) months from the date of the agreement.

29.02 -- DEVELOPER SHALL PREPARE FINAL SUBDIVISION PLAT.

The subdivision developer shall cause to be prepared a final subdivision plat which conforms to City and County Subdivision Regulations and submit this for review by the Water Commission. The developer shall reflect on the plat to be recorded, all required or existing water line easements in the Water Department's favor and upon recordation, furnish the Water Department with a recorded copy of this plat.

The Water Department makes no representation for service to subdivision lots as imposed by a municipality other than the City of Garden Ridge, Texas.

29.03 -- DEVELOPER AGREEMENT REGARDING CERTIFICATES.

The subdivision developer agrees to include the City Of Garden Ridge Water Department Certificate and the Easement Certificate (Appendix A) on the Subdivision plat prior to recording.

29.04 -- SERVICES TO LOTS WITHIN THE SUBDIVISION.

Services to lots within the subdivision will be installed by the Water Department at their initial cost.

29.05 -- DEVELOPER'S EXPENSES FOR ENGINEERING.

The subdivision developer shall, at the developer's expense, engage a professional engineer to prepare construction plans to conform to the City of Garden Ridge Water Department's design standards and those of the regulatory agencies for the internal water distribution system within the subdivision.

These plans shall be submitted to the Water Department for approval and thereafter the developer shall be responsible for securing other governmental agency plan approvals and permits.

29.06 -- CONSTRUCTION PLANS FOR OFF-SITE IMPROVEMENTS.

Construction plans for off-site improvements shall be prepared, at the developer's expense, by the Water Department.

29.07 -- CONSTRUCTION OF INTERNAL AND OFF-SITE WATER LINE SYSTEM.

Construction of the internal and off-site water line system for the subdivision units shall conform to the City of Garden Ridge Water Department's standards of construction. Approval of the plans will be a responsibility of the Water Department and expenses thereof will be an expense to the developer.

At the option of the Water Department, the developer may be permitted to undertake construction of the internal and off-site water line system.

29.08 -- DEVELOPER'S PAYMENT OF CONSTRUCTION COSTS.

Prior to the Water Department executing the Water Department Certificate which has been affixed by the developer to the subdivision plat, the developer shall agree to remit, to the Water Department, the amount estimated by the Water Department for construction of the approach and internal water lines.

Prior to service being initiated to the subdivision, the Water Department will prepare a Final Statement of Cost which represents the Water Department's cost of making these improvements and the developer will remit the difference between the final cost and the estimated amount above. Similarly, the Water Department will return unexpended amounts to the developer.

29.09 -- OFF-SITE IMPROVEMENTS TO BE DEDICATED TO THE WATER DEPARTMENT

Upon completion, the approach lines, the internal water lines, and all other off-site facilities and improvements become the property of the Water Department for their ownership, use and maintenance. When the construction of these facilities has been accomplished by the developer, a twelve (12) month warranty on all facilities is required.

In addition to dedicating off-site improvements to the Water Department, the developer shall agree to pay an additional amount to the Water Department as a pro-rata cost of existing support facilities required to service the facilities. Such payment is to be made upon execution of the Agreement for Service.

If the developer fails to agree to the above dedication and additional payment to service the off-site improvements, the Water Department may void the agreement without refund or penalty.

29.10 -- WATER DEPARTMENT'S AGREEMENT TO ACCEPT THE FACILITIES.

The Water Department agrees, upon completion, to accept the facilities for operation and maintenance and thereafter to offer water services as requested to lot owners within the approved platted areas under the terms then in existence for customers along existing water mains.

Customers requesting service must pay the then current water connection and all other charges associated with securing water service.

Water service to lot owners will be conditional upon the developer having paid all professional service fees incurred by the Water Department's Engineer or Attorney in behalf of the project.

29.11 -- FAILURE TO COMPLETE TERMS OF THE AGREEMENT.

In the event the terms of an agreement relative to subdivision platting and waterline construction are not completed within twelve (12) months, the Water Department may, at its option, void all parts of or change the conditions of the agreement, including initial developer charges. No refunds of developer charges will be made.

The developer may petition the Water Department for time extensions which will be considered by the City Water Commission in light of then current cash flow and availability of water for others.