



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

Tuesday, January 28, 2014 at 6:00 P.M.

The Garden Ridge City Water Commission will meet in regular session on Tuesday, January 28, 2014 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, January 24, 2014 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) December 17, 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) Request for water service from the City of Garden Ridge to a 232 acre tract projected as a residential development of approximately 188 lots with a small portion of the tract located within the City of Garden Ridge but tract predominately located in the City of San Antonio ETJ and SAWS CCN and further located northwest and adjacent to Georg Ranch subdivision off F.M. 3009. Request also includes a possible dual CCN between SAWS and the City of Garden Ridge

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 10:00a.m. on January 23, 2014 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin
City Secretary



City of Garden Ridge
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Garden Ridge, Texas 78266-2600
(210) 651-6632
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RESCHEDULED REGULAR CITY WATER COMMISSION MEETING
MINUTES

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

The Garden Ridge City Water Commission met 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 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, 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

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: City Administrator Nancy Cain
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) November 20, 2013 Regular Water Commission Meeting

Motion was made by Commissioner Ramirez and seconded by Commissioner Holloway to approve the minutes of November 20th, 2013 Water Commission Meeting. The motion passed unanimously.

5. Business Items

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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.

Recommendation to City Council on approval of an Initial Public Awareness Campaign to increase public participation, public education and public awareness of water conservation/ water projects.

Motion: Upon motion made by Commissioner Ramirez and seconded by Commissioner Heier to approve the recommendation to City Council on approval of an Initial Public Awareness Campaign to increase public participation, public education and public awareness of water conservation/ water projects. The Water Commission voted five (5) for, none (0) opposed. The motion carried unanimously. Forward to City Council for approval.

Recommendation to City Council to amend Ordinance 7-042013 concerning the amount of acre feet of transferable water rights for each connection that a developer/builder to brings to the City of Garden Ridge for new development and to compensate for the drought stages.

Motion: Upon motion made by Commissioner Kohl, and seconded by Commissioner Pitzen to approve the recommendation to amend Ordinance 7-042013 require 1.6 acre feet of transferable water rights for each connection that a developer brings to the City of Garden Ridge for new development and to compensate for the drought stages. The Water Commission voted five (5) for, none (0) opposed. The motion carried unanimously. Forward to City Council for approval.

Recommendation on amending Ordinance 61 changing the number of permitted watering days in Drought Management Stages 1-5 from 5 days per week to 6 days per week.

Motion: Upon motion made by Commissioner Holloway, and seconded by Commissioner Kohl to approve on amending Ordinance 61 changing the number of permitted watering days in Drought Management Stages 1-5 from 5 days per week to 6 days per week. The Water Commission voted five (5) for, none (0) opposed. The motion carried unanimously. Forward to City Council for approval.

b) Update on lease of Edwards water rights

City Administrator Nancy Cain stated the City Council authorized the Mayor to execute the Lease of Ground Water agreement with the City of Schertz for the lease of 400 acre feet of Edwards Water rights that begins January 1st, 2014 for a two year period with an option to renew with a two year period.

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



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Recommendation to amend Ordinance 54 by deleting Section 29.02, Developer Shall Prepare Final Subdivision Plat since this is a function for the Planning & Zoning Commission and not the Water Commission.

Motion: Upon made by Commissioner Holloway, and seconded by Commissioner Ramirez to amend Ordinance 54 by deleting Section 29.02, Developer Shall Prepare Final Subdivision Plat since this is a function for the Planning & Zoning Commission and not the Water Commission. The Water Commission voted five (5) for, none (0) opposed. The motion carried unanimously. Forward to City Council for approval.

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

City Administrator Nancy Cain reported that at the December 4th, 2013 City Council meeting the City Council authorized the Mayor to execute Lease of Ground Water agreement with the City of Schertz for the lease of 400 acre feet of Edwards Water rights. Also amended Ordinance 61-122013 changing hours for watering with an irrigation system or sprinklers during Stage 2.

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 108.1 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 at Stage 2 Watering Restrictions.

8. Adjourn

Motion to adjourn was made by Commissioner Kohl and seconded by Commissioner Holloway. The motion passed unanimously and the meeting adjourned at 7:06 p.m.

Robert S Marin
Administrative Assistant

AGENDA
REGULAR CITY WATER COMMISSION MEETING

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 - a) December 17, 2013 Regular Water Commission Meeting

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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.

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Shelley Goodwin
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at _____ p.m. on January 24, 2014 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Shelley Goodwin
City Secretary

City Administrator

From: George Weron [gweron@kfwengineers.com]
Sent: Sunday, January 19, 2014 6:31 PM
To: City Administrator
Cc: Burt Wellmann
Subject: Water Commission - Approx. 232 acres - FM 3009
Attachments: 201401191809.pdf; 201401191825.pdf; 201401191826.pdf

Nancy,

Attached is a letter requesting to be heard by the City of Garden Ridge's Water Commission on 1/28 along with supporting exhibits. I will be out of town this week but if you should need hard copies or anything else please reply to this email and either Burt or I will be able to respond.

Thank you very much for your assistance.

George Weron, P.E.

Principal
KFW Engineers & Surveying
TBPE Firm #9513
14603 Huebner Rd. Bldg. 40
San Antonio, TX 78230
Phone: (210) 979-8444 ext. 13



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January 17, 2014

Nancy Cain
City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266-2366

Dear Mrs. Cain,

I am formally requested to be heard by the City of Garden Ridge's Water Commission in regards to a proposed large lot residential development currently under feasibility. The project is approximately 232 acres with a projected 188 lots off of FM 3009. An overall exhibit and preliminary layout are attached for your reference.

The tract is located partially within the City of Garden Ridge along its southern boundary but the majority of the tract is situated within the City of San Antonio ETJ. The CCN for the project is similar to the City limits line with SAWS controlling the CCN within San Antonio's ETJ.

After meeting with Garden Ridge, we have entered into discussions with SAWS regarding the viability of the project having a dual CCN. Members of SAWS staff have stated that a dual CCN would be agreeable to SAWS based on the proximity of Garden Ridge's water supply relative to the nearest SAWS infrastructure. We are currently working with SAWS to seek their board approval for this action.

We believe that with the assistance of Garden Ridge, this project can be developed into a large lot residential development with many of the characteristics that are unique to the City thereby preserving the FM 3009 corridor.

Please provide this letter to the members of the Water Commission so that they may review our request and understand our intentions. Thank you for your assistance and please feel free to call if you should have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to read 'George Weron', is written over a horizontal line.

George Weron, P.E.
Principal

