



## 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, June 24, 2014 at 6:00 P.M.

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The Garden Ridge City Water Commission will meet in regular session on Tuesday, June 24, 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, June 20, 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.

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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 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) May 27, 2014 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) Water Conservation Public Awareness Program for the City of Garden Ridge
  - c) Possible sponsoring of a Water Conservation Fair by the City of Garden Ridge
  - d) Water Plants Operations Manual
  - e) Amendments to Ordinance 159-092010 establishing landscape and irrigation system requirements for residential and commercial properties in the City of Garden Ridge for the purpose of water conservation; providing for variances and providing a for violation of said ordinance
  - f) Water Search Committee update
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:**

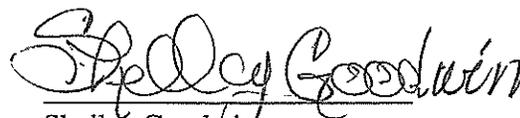
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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 10:30 a.m. on June 20, 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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**MINUTES OF CITY WATER COMMISSION REGULAR MEETING**  
**MAY 27, 2014**

**Members Present:**

Chairman Jim Bower  
Commissioner David Heier  
Commissioner Jim Kohl arrived at 6:05pm  
Commissioner Pat Ramirez  
Commissioner Ray Pitzen  
Commissioner Richard Holloway  
Mayor Pro Tem Knaus

**Member Absent:**

**City Staff Present:**

Nancy Cain, City Administrator  
Royce Goddard, Water Department Manager  
Deirdre Gentry, Administrative Assistant  
Shelley Goodwin, City Secretary

**1. Call to Order**

With a quorum of the City Water Commissioner present, Chairman Bower called the regular meeting of the Garden Ridge City Water Commission to order at 6:00 p.m. on Tuesday, May 27, 2014, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

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

No one wished to speak.

**3. Approval of Minutes**

**a) March 25, 2014 Regular Water Commission Meeting**

**Motion:** A motion was made by Commissioner Holloway, and seconded by Commissioner Ramirez, to approve the minutes of the March 25, 2014 Water Commission Meeting. The Water Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

**4. 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 from John Axsom, 21430 Water Wood Dr., for an additional leak adjustment on his May 2014 water bill due to a water leak**

Ellen Axsom stated once they realized they had a leak, they immediately turned off the water and had it fixed.

The Water Commission discussed the request and the Axsom's normal usage.

**Motion:** A motion was made by Commissioner Holloway, and seconded by Commissioner Ramirez, to recommend to City Council an additional relief of half of the \$1286.12 (balance after the adjustment). The Water Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

**b) Request from Charles Salter for a variance to watering restrictions for the replacement of sod at his residence at 22195 Quiet Moon Dr.**

**Motion:** A motion was made by Commissioner Holloway, and seconded by Commissioner Heier, to postpone until Mr. Salter could be present. The Water Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

**c) Update on Comprehensive Water Plan assignments/projects**

Robert Balch, Water Study Committee, stated the City is currently using the current Comprehensive Water Plan, but there needs to be a study to help with other projects.

**d) Water Conservation Public Awareness Program for the City of Garden Ridge**

The Water Commission discussed the continuation of water conservation tips in the Grapevine.

**e) Possible sponsoring of a Water Conservation Fair by the City of Garden Ridge**

The Water Commission discussed ways to gain awareness on water conservation from residents. They also discussed holding water conservation awareness in conjunction with the National Night Out and present to Homeowner Associations.

**f) Water Plants Operations Manual**

Nancy Cain, City Administrator reported Royce Goddard, Water Manager drafted a manual for routine operation, maintenance and repair procedures for the City's water system and asked the Water Commission to review and provide input.

Robert Balch, Water Study Committee, stated he feels the manual should address information regarding disasters, power outages and security.

**g) Possible amendments to Ordinance 159-092010 establishing landscape and irrigation system requirements for residential and commercial properties in the City of Garden Ridge for the purpose of water conservation; providing for variances and providing a for violation of said ordinance**

**Motion:** A motion was made by Commissioner Ramirez, and seconded by Commissioner Holloway, to add the irrigation system requirements developed by Chairman Bower into Ordinance 159-092010. The Water Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Mayor Pro-Tem Knaus stated after the irrigation system requirements are incorporated into Ordinance 159-092010, it will come back to the Water Commission for a recommendation to City Council.

#### **h) City Council establishment of Water Search Committee**

Robert Balch reported the City Council established a Water Search Committee, which the members are Jim Bower, Councilmember John McCaw and himself. He provided a list of additional water sources. He reviewed the list and stated there is no easy solution, but feels a study of additional water options would help with data and additional information that is needed for direction. He stated because of the larger lot sizes in Garden Ridge, we are one of the higher users.

The Water Commission discussed the water resources study, Ordinance 61, and Ordinance 54.

#### **i) Possible lease of 50 acre feet of Edward's Water Rights from Mark Freisenhahn**

Nancy Cain, City Administrator, reported currently the City of Garden Ridge leases 15 acres of Edward's Water Rights from Mark Freisenhahn and he has additional 50 acre feet of Edward's Water Rights available beginning January 1, 2015. She stated Mr. Freisenhahn is willing to do a 5 year lease at \$135 per acre foot, combined both leases together and begin the new contract on January 1, 2015.

**Motion:** A motion was made by Commissioner Heier, and seconded by Commissioner Kohl, to recommend to the City Council approval of a 5 year lease of 50 acre feet of Edward's Water Rights from Mark Freisenhahn at \$135 per acre foot and to combine with the current lease. The Water Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

#### **5. Update on actions taken by the City Council in previous City Council Meetings**

Nancy Cain, City Administrator, stated the City Council approved Budget Amendments to Water Fund.

#### **6. Water Manager Monthly Activity Report**

##### **a) Water pumping/usage from city wells**

Royce Goddard, Water Manager Director reviewed the monthly water pumping/usage from the city wells and discussed the water system operations (see attached). He reported as of May 27, 2014 – 63.49 total acre feet was pumped from the Trinity Well and 18.63 acre feet were pumped from Edwards Wells. He stated the average usage per connection for May is 17,490 gals.

Royce Goddard, Water Manager, stated June 1, 2014 is the Backflow Testing deadline, but several plumbers have contacted him regarding the deadline. He stated he is willing to work with those who have begun the process.

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

Nothing to report at this time.

The Water Commission discussed moving the July 22nd meeting to July 15<sup>th</sup> or 16<sup>th</sup> so a hydrologist could come to talk with Water Commission the Commissioners and the public.

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

Royce Goddard, Water Manager Director reported that the drawdown level was at 85.5 feet and that when the well turns off, the water level returns to the current static level of 173.7 feet.

**d) Water and/or Drought Management**

The City of Garden Ridge is still currently at Stage 2 Watering Restrictions.

**7. Adjourn**

**Motion:** Upon a motion made by Commissioner Heier and a second by Commissioner Pitzen, the meeting was adjourned at 7:10p.m.

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Jim Bower, Chair

**ATTEST:**

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Shelley Goodwin, TRMC  
City Secretary

**SIGN IN TO SPEAK AT THE MAY 27, 2014  
CITY WATER COMMISSION REGULAR MEETING**

**Rules for Citizen's Participation:**

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- b. Show the Commission the same respect and courtesy that you expect to be shown to you.
- c. Limit remarks to three (3) minutes.

**Disclaimer:**

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	NAME	ADDRESS	SUBJECT
1.	<i>Shirley Green</i>	<i>21430 Water Wood Dr</i>	<i>Water bill</i>
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

ORDINANCE NO. 159-092010

AN ORDINANCE ESTABLISHING LANDSCAPE AND IRRIGATION SYSTEM REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PROPERTIES IN THE CITY OF GARDEN RIDGE FOR THE PURPOSE OF WATER CONSERVATION; PROVIDING FOR VARIANCES AND PROVIDING A PENALTY FOR VIOLATION OF SAID ORDINANCE

WHEREAS, the City of Garden Ridge is a growing community with limited water sources; and

WHEREAS, one water source from which the city pumps water from is legislatively regulated and therefore over pumping from the water source can result in significant fines and levies; and,

WHEREAS, due to weather conditions in south Texas droughts are common and can result in mandatory drought and water conservation restrictions and rules which limit the amount and times at which water can be used by residents and businesses in the city; and

WHEREAS, lot sizes in Garden Ridge are a minimum of  $\frac{3}{4}$  acres and landscape and sprinkler systems consume approximately 50% *or more* of the water metered at residences and businesses in the city and therefore the city has determined that there are means by which this type of water usage can be reduced; and,

WHEREAS, implementing water conservation standards for landscaping and irrigation systems are necessary to preserve and protect the health and safety of the city's residents to ensure an ample water supply for the City of Garden Ridge.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS:

Section 1. Definitions.

Groundcover vegetation – means perennial vegetation that spreads along the ground that is adaptive to traffic and requires minimal maintenance and irrigation

Irrigation system - an underground or above ground system of pipes, fittings and sprinkler heads which when in operation dispenses water onto lawns and landscape

Natural state – means an area or areas of a property on which trees, grasses and other vegetation which are native to the area have remained in their natural state

State licensed irrigator – an individual licensed by the State of Texas to design and install irrigation systems

Summer Dormancy – means the ability of turf grass to survive without water for a period of sixty consecutive days during the months of May through September

Turf grass - means perennial grasses that are adapted to regular mowing and traffic through management

Variance - means an exception to any provisions of this ordinance

Xeriscape – a landscape consisting of a maximum of fifty percent turf grass, with the remaining percentage of landscape incorporating low water use plants and/or pervious hardscape

Section 2. Drought Tolerant Grasses and Ground Cover.

- a) All lawns for new residential and commercial properties and developments must be planted with drought tolerant grasses or other drought tolerant ground cover vegetation that has a period of summer dormancy of sixty consecutive days without water during the months of May through September.

Drought Tolerant Lawn Grasses are limited to:

St. Augustine varieties: Floratam variety only

Bermuda varieties: Celebration  
GN1  
Tex Turf  
Tifway 419  
Common  
Grimes EXP  
Tif Sport

Buffalo varieties: All varieties

Zoysia varieties: El Toro  
Empire  
Jamur  
Palisades

No more than 50% of the pervious ground cover can be grass.

As guidance turf grass proportion to lot size is limited to:

$\frac{3}{4}$  acre lot = 32,670 square feet 50% pervious ground cover = 16,335 square feet

1 acre lot = 43,560 square feet 50% pervious ground cover = 21,780 square feet

1.25 acre lot = 54,450 square feet 50% pervious ground cover = 27,225 square feet

- b) Existing residential and commercial properties may restore damaged turf. Turf damage not exceeding 50% of the lawn area may be replaced with the same turf existing prior to damage. Turf damage exceeding 50% of the lawn area must be

replanted with acceptable drought tolerant grass as listed in Section 2(a) above. Lawn area does not include any area or areas on a property which have been allowed to remain in its native state.

### Section 3. Xeriscape Landscape.

- a) New residential and commercial properties and developments must use xeriscape landscaping on all areas of the yard that are not planted in turf. Builders and developers are restricted to offering Xeriscape landscape plans which meet this ordinance. All new residential and commercial developments must incorporate xeriscape landscape requirements into subdivision covenants. Lawn area does not include any area or areas on a property which have been allowed to remain in its native state.
- b) Replacement landscaping on existing residential and commercial properties must incorporate xeriscape landscaping consistent with this ordinance.

### Section 4. Irrigation Systems.

- a) A state licensed irrigator must submit a *to scale (1" = 30')* detailed plan and schematic of an irrigation system (including any new system, the refurbishing of any existing system, and any extension of any existing system) to be installed within the city to the City Water Department for approval and permitting prior to beginning installation. *Plans must be drawn in ink (not pencil).*
- b) *The plan must include complete coverage of the area to be irrigated.*

~~All new and refurbished sprinkler systems must have rain sensors installed on the system~~

- c) *The irrigation plan must include, at a minimum the following information:*
  - (1) *Irrigator's seal, signature and date of signing*
  - (2) *All major physical features and the boundaries of the area(s) to be watered*
  - (3) *A North arrow*
  - (4) *A legend*
  - (5) *The zone flow measurement for each zone*
  - (6) *Location and type of*
    - a. *Controller*
    - b. *Sensor (for example, but not limited to rain, moisture, wind, flow or freeze>*
  - (7) *Location, type and size of each*
    - a. *Water source, such as but not limited to, a water meter and point(s) of connection*
    - b. *Backflow prevention device*
      - i. *Must be a minimum of 1" or size of meter if larger*

- c. *Water emission device including, but not limited to, spray heads, rotary sprinkler heads, quick-couplers, bubblers, drip or micro sprays*
  - d. *Valves including, but not limited to zone valves, master valves and isolation valves*
  - e. *Pressure regulation component*
    - i. *Must be same size as meter and 15 – 150 psi (not 25 – 75 psi)*
  - f. *Main line and lateral piping*
- (8) *The scale used*
- (9) *The design pressure, which cannot exceed manufacturer's recommendation*
- d) The design of all new, refurbished or extensions of existing sprinkler systems should include water conservation features, such as sprinkler heads which emit large drops of water rather than a fine mist, the use of drip irrigation where possible and sprinkler system layouts that limit the impact of wind.
- e) Irrigation systems must comply with any and all other requirements for such systems as regulated through City of Garden Ridge Ordinance numbers 19, 54 and 61.
- f) *Completion of Irrigation System*
- (1) *Upon completion of the irrigation system, there must be a final inspection with the installer, the City Water Department and, if possible, the home owner.*
  - (2) *The City is to be furnished a copy of the final plan, noting any changes, if any, from the original plan submitted.*

#### Section 5. Variance.

A variance to the ordinance is available to any person or entity if they can demonstrate to the City of Garden Ridge City Council after recommendation from the City Water Commission that they possess an alternative plan and seek permitting for an alternative plan that does not meet the specifications of this ordinance but does have the same conservation impact to the property in question. The determination of what constitutes "the same conservation impact to the property in question" shall be in the sole discretion of the governing body and their determination shall be legislative in nature and final. Such determination of a variance shall be based on the information provided to the Council at the time of the requested variance. All such materials must be provided to the City at least 30 days prior to any requested action by the Commission, and after Commission action, shall be set for City Council consideration at its next meeting. If supplemental information is presented, such application for variance must return to the Commission for action, prior to Council Action.

#### Section 6. Penalty.

A violation of this ordinance by act, or omission, including the failure to comply with any requirement of this Ordinance shall be considered a Class C misdemeanor and the

