



City of Garden Ridge

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

AGENDA RESCHEDULED CITY WATER COMMISSION MEETING

Monday, October 27, 2014 at 7:00 P.M.

The Garden Ridge City Water Commission will meet in a rescheduled regular session on Monday, October 27, 2014 at 7:00 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, October 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.

The Rescheduled City Water Commission meeting will begin at 7:00 p.m. or upon the adjournment of the Special Joint City Council and City Water Commission meeting if later than 7:00 p.m.

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. September 23, 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. Request from Margarita Peralta-Rucker, 21008 Hickory Bend, to eliminate and reduce charges for water surcharge consumption as appearing on October water bill due to water leak
 - b. Proposed amendments to Ordinance 159 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
 - c. Discussion on possible amendments to Ordinance 54-012014, Section 35, Rebate Programs and Water Conservation Incentives, for the inclusion of Residential Irrigation Design Rebate, Swimming Pool Filter Replacement Rebate and WaterSaver Patioscape Rebate
 - d. Discussion on gray water and possible use of
 - e. Discussion on re-claimed/recycled water and possible use of
 - f. Update on status on reopening of Trinity well #2
 - g. Update on Comprehensive Water Plan assignments/projects
 - h. Possible rescheduling of November 25 and December 23, 2014 Water Commission meeting dates due to Thanksgiving and Christmas holidays to assure quorum for said meetings
6. Water Conservation Public Awareness Program for the City of Garden Ridge
 7. Update on actions taken by the City Council in previous City Council Meetings
 8. 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
 9. 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:

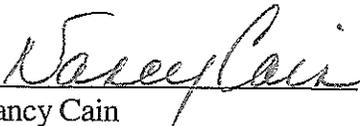
The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about 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:

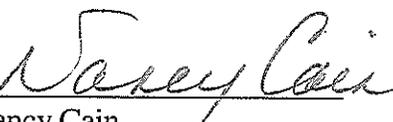
This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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.


Nancy Cain
City Administrator

This is to certify that I, Nancy Cain, posted this Agenda at 2:00p.m. on October 24, 2014 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Nancy Cain
City Administrator



City of Garden Ridge

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

MINUTES OF CITY WATER COMMISSION REGULAR MEETING September 23, 2014

Members Present:

Chairman Jim Bower
Commissioner David Heier
Commissioner Pat Ramirez
Commissioner Ray Pitzen
Mayor Pro Tem Knaus

Member Absent:

Commissioner Richard Holloway
Commissioner Jim Kohl

City Staff Present:

Nancy Cain, City Administrator
Royce Goddard, Water Department Manager
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, June 24, 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) August 26, 2014 Regular Water Commission Meeting

Motion: A motion was made by Commissioner Ramirez, seconded by Commissioner Heier, to approve the minutes of August 26, 2014 Water Commission Meeting. The Water Commission voted four (4) for and none (0) opposed. The motion passed 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. **The Water Commission will conduct a Public Hearing to receive citizen input into proposed amendments to Ordinance 159 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**

Jim Bower, Chairman, opened the public hearing at 6:03 and asked if anyone wanted to speak.

Diana Tillery- Wild Wind Homeowners Association, inquired to whether Wild Wind subdivision entrance would be grandfathered to this ordinance. She also inquired to who would have the authority over the ordinance.

Regina Ford-21360 Guenther Grove, feels the ordinance is backwards and does not use good common sense. She also feels the City should use recycle water for irrigation systems like the surrounding cities do. She also reported that Hanson Quarry uses up to 20,000 acre feet per minute and they should be using reclaimed water.

Ed Ford- 21360 Guenther Grove, inquired to what the Water Commission does not understand about reclaimed water. He stated he feels the City is wasting money by not using reclaimed water and by not making the Quarry use reclaimed water.

Jim Bower, Chairman asked if anyone else wished to speak. No one did, so he closed the public hearing at 6:12p.m.

- b. **Proposed amendments to Ordinance 159 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**

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Ramirez, to recommend to the City Council approval of the proposed amendments to Ordinance 159 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. The Water Commission voted four (4) for and none (0) opposed. The motion passed unanimously.

- c. **Discussion on possible amendments to Ordinance 54-012014, Section 35, Rebate Programs and Water Conservation Incentives, for the inclusion of Residential Irrigation Design Rebate, Swimming Pool Filter Replacement Rebate and WaterSaver Patioscape Rebate**

Commissioner Ramirez reported she is still working with Nancy Cain, City Administrator on the amendments to Ordinance 54-012014.

- d. **Update on City Council action concerning Water Study Group recommendations**
Nancy Cain, City Administrator, reported the City Council approved perforations of the casing to access the upper Trinity through the abandoned well not to exceed \$50,000.

e. Update on proposed legislative efforts for the creation of a Groundwater Conservation District for the Trinity Aquifer in Comal County

Jim Bower, Chairman, reported the stake hold's group of the Groundwater Conservation District for the Trinity Aquifer in Comal County has drafted a bill to go to Senator Campbell and Representative Miller for review. He stated has drafted a bill took three years to develop, which only limits \$40.00 per acre foot fee for pumping from the Trinity.

f. Update on Comprehensive Water Plan assignments/projects

Discussed as part of National Night Out.

g. Water Conservation Public Awareness Program for the City of Garden Ridge to include participation in National Night Out

Jim Bower, Chairman, reported the Water Commission will have 3 tables for water conversation devices, preferred plants and literature.

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

Nancy Cain, City Administrator stated the at the City Council meeting held on September 3, 2014 the City Council tabled the petition by the City of Garden Ridge for a variance to be allowed to water a city drainage easement through property owned by Carmen Morales located at 20325 Grass Creek to reestablish lawn/landscape disturbed by the CIP Project and variance being requested for a period of 60 day.

7. Water Manager Monthly Activity Report

a) Water pumping/usage from city wells

Royce Goddard, Water Manager reviewed the monthly water pumping/usage from the city wells and discussed the water system operations (see attached report).

Royce Goddard, Water Manager reported 41.20 acre feet from the Edwards Aquifer and 27.33acre ft. from the Trinity. He stated the average daily usage is 970,782.6 gallons.

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 static level was at 192.6 feet.

d) Water and/or Drought Management

The City of Garden Ridge is still currently at Stage 3 Watering Restrictions

Several citizens asked to speak and the Water Commission granted their request.

Bryan Lantzy, Trophy Oaks, inquired to whether the proposed Ordinance 159, was for all landscaping or when a subdivision comes to Garden Ridge.

Nancy Cain, City Administrator, reported the proposed Ordinance 159 is for new construction and replacement landscaping.

Bryan Lantzy, also stated he felt the City of Garden Ridge would be better served offering rebates for landscaping.

Sharon Stapling, Forest Waters, stated she is currently in the process of adding on to her home, reducing her irrigation system, and replacing heads for more watering efficiency , but if she does then she is required to get a permit.

Jim Bower, Chairman, stated the ordinance is to encourage residents to save water and reduce watering of their lawns. He stated this ordinance does not require you to get a permit to replace the watering heads of your irrigation system.

Jim Barucky, Forest Waters stated he feels the Water Commission meeting tonight was for citizen input and not a vote regarding Ordinance 159. He also feels the City should reach out to their residents with information more.

Richard White, Trophy Oaks stated he felt the residents were not notified of the public hearing.

Jim Bower, Chairman, reported the public hearing notice was in the New Braunfels Herald, Grapevine, city website and a CTY call was made to every Garden Ridge resident that has signed up.

Motion to Rescind Agenda Item 4b: A motion was made by Commissioner Heier, seconded by Commissioner Ramirez, to rescind the previous motion to recommend to the City Council approval of the proposed amendments to Ordinance 159 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, until a clarifications are made to the Ordinance. The Water Commission voted four (4) for and none (0) opposed. The motion passed unanimously.

Commissioner Heier asked City Staff to find better ways to communicate to the Garden Ridge residents.

8. Adjourn

Motion to adjourn was made by Chairman Ramirez and seconded by Commissioner Pitzen. The motion passed unanimously and the meeting adjourned at 6:47 p.m.

Jim Bower, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

RECEIVED

DATE: OCTOBER 15, 2014

OCT 15 2014

To: City of Garden Ridge
Water Commission department

PER JH

From: Margarete Pezalla-Rucker
21008 Hickory Bend
Garden Ridge Texas 78266

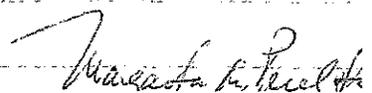
Subject: Request to eliminate penalty and reduce charges
for water surcharge consumption as appearing
in October statement (bill)

Dear Sir:

I respectfully request for you to consider reducing all
charges possible that made this bill over 300.⁰⁰ (after
the 50%... std. consideration).

I have lived at this address for over 6 years and I
am always conservative in the usage of water. I hand
water only plants even though I have a sprinkler system
for the front and back. Attached please find a 2 year
history that shows an average of \$36.- for water usage
only. Please note that this is during stage II and stage III
but that is my usual for the entire 6 Plus years -

^ The main water valve or fitting for water to my home
broke and as soon as I noticed it it was repaired within
24 hours. Another big \$ expense. Hopefully, I should not
have a similar situation happen in the future.

Thank you for your consideration. 



COPY City of Garden Ridge

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CITY OF GARDEN RIDGE WATER DEPARTMENT

NAME Margarita M. Peralta-Rucker

SERVICE ADDRESS 21008 Hickory Bend

ACCOUNT # 20-4618-01 PHONE # 210-2907209

I am requesting an adjustment on my October 2014 water bill due to a leak.

I understand I can only receive this adjustment ONCE every TWO years.

Amount of Total Bill \$582.30

-Non-Water Items - 29.26

-Base Water Rate - 18.00

Water Fee (-Base Rate) to be Adjusted 343.22 X 50%

Surcharge to be Adjusted 191.82 X 50%

Water Fee Adjustment 171.61 ✓

Surcharge Fee Adjustment + 95.91 ✓

+Non-Water Items + 29.26

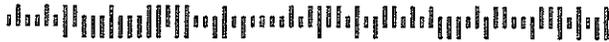
+ Base Water Rate + 18.00

New Total Amt. Due \$314.78 - 11.20 CREDIT = \$303.58
BALANCE

Customer Signature Margarita M. Peralta-Rucker Date 10.13.2013

Water Mgr. Approval [Signature] Date 10/14/14

- = minus + = plus



CRRT R016
 MARGARITA M PERALTA
 21008 HICKORY BND
 SAN ANTONIO TX 78266-2540

20-4618-01 09/30/2014 08/22/14 09/23/14 32 10/15/2014

1925000	1994000	69000	RI WATER	361.22
			TR1 GARBAGE	24.56
			EAA EAA FEE	2.67
			SUR SURCHARGE	191.82
			TAX	2.03

NATIONAL NIGHT OUT TUESDAY OCT 7TH CREDIT BALANCE 11.20-
 SEE GRAPEVINE FOR DETAILS
 STAGE 3 WATER RESTRICTIONS IN EFFECT
 100% SURCHARGE AFTER 45,000 GALLONS
 NON-EMERGENCY/ AFTER HOURS/LOST & FOUND
 PETS CALL 651-6831

21008 HICKORY BND \$628.01 \$571.10



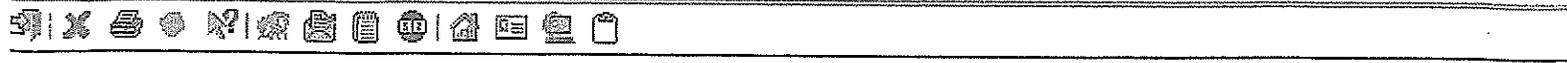
10/15/14 20-4618-01

\$628.01 \$571.10



CRRT R016
 MARGARITA M PERALTA
 21008 HICKORY BND
 SAN ANTONIO TX 78266-2540

21008 HICKORY BND



Account Number:

Address:

Zone: Notes

Name:

General | Metered | Non-Metered | Financial | Information | Comments | History | Consumption History | Service Orders | Devices

Services: Period: Thru:

Grid Graph

Year									
Month	Date	Read		Total Consumption	Demand		Reading		Occupant
		Previous	Current		Read	Consumption	Flag	Source	
Year: 2014 Total 9									
Sep	09/23/2014	1925	1994	69			Regular	Hand Held	01
Aug	08/22/2014	1896	1925	29			Regular	Hand Held	01
Jul	07/23/2014	1878	1896	18			Regular	Hand Held	01
Jun	06/23/2014	1861	1878	17			Regular	Hand Held	01
May	05/22/2014	1851	1861	10			Regular	Hand Held	01
Apr	04/23/2014	1841	1851	10			Regular	Hand Held	01
Mar	03/24/2014	1833	1841	8			Regular	Hand Held	01
Feb	02/21/2014	1826	1833	7			Regular	Hand Held	01
Jan	01/23/2014	1817	1826	9			Regular	Hand Held	01
Year: 2013 Total 12									
Avg: 15									

Edit This Record

Edit water

CHK # 872 170.
Sept 17

417582

Invoice

SOLD TO		SHIP TO	
2008 Hickory (Finished)		DAVID ADAMS	
ADDRESS		ADDRESS	
210 464-5264		210 464-5264	
CITY, STATE, ZIP		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	DATE

ORDERED	SHIPPER	DESCRIPTION	PRICE	UNIT	AMOUNT
		Fix main water leak at house			
			LaboR		500.00
			check 170.		
			cash 330.		

A-6840 7-13708/46721

David Adams Plumbing

Residential Service & New Construction

- Re-piping mobile homes
- Leaks in slab
- Faucets & Toilets
- Sewer & Drains
- Water heater & Tankless



- Pressure reducing valve test & replacement
- Gas line testing & replacement
- New residential S

David Adams
210-464-5264
dadams@gvvc.com

" Will Beat Any Bid "
Free Estimates
1 year warranty on labor

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:	Floritam 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% 13,068 square feet of the pervious ground cover can be grass irrigated.

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

~~¼ 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*

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 municipal court shall have jurisdiction over such offense. Any person, firm, or corporation violating any provision of this ordinance shall be fined not less than one-hundred dollars (\$100) and not more than five-hundred dollars (\$500.00) for each offense. Each day such act or omission occurs, and each section of the ordinance violated constitutes a separate and independent offense.

In addition to misdemeanor prosecution, the City may seek civil penalties pursuant to Chapter 54 of the Texas Local Government Code for any violation and obtain injunction, attorney's fees, costs of court and civil penalties of up to either \$1,000 per day or \$5,000 per day as provided by State Law. Civil penalties are cumulative to criminal penalties.

Section 7. Severability

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.

Section 8. Effective Date

This ordinance shall take effect immediately upon its passage, approval and publication according to law.

PASSED AND APPROVED THIS DAY OF 2014.

Nadine L. Knaus, Mayor Pro tem

ATTEST:

Shelley Goodwin, TRMC
City Secretary

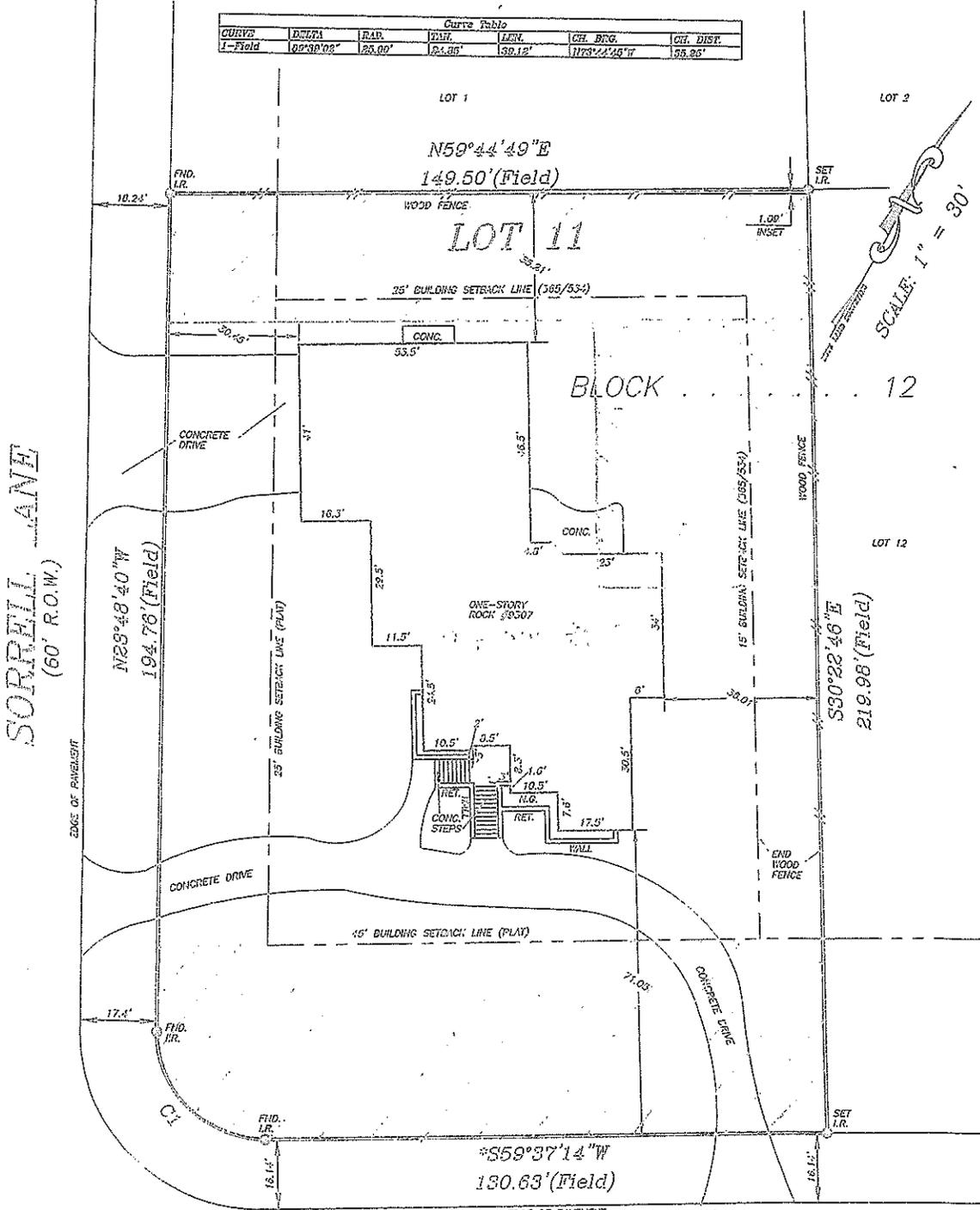
This property is not located in the 100 year flood plans according to the N.F.L.P. Map No. 485508 0005 C, Effective Date December 30, 1980, Zone "C".

*NOTE: Bearing based on Plat recorded in Volume 4, Page 48 of the Map & Plat Records of Comal County, Texas.

NOTE: This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction.

Subject to restrictive covenants and/or easements recorded in Vol. 228, Pg. 41; Vol. 365, Pg. 534, of the Deed Records of Comal County, Texas; and Vol. 4, Page 48 of the Map and Plat Records of Comal County, Texas and all other restrictive covenants and/or easements.

CURVE	DEPT	RAJ	Curve Data			CH. DIST.
			WTH	LEN	CH. BKG	
1-Field	102°38'08"	25.00'	24.85'	30.12'	1173'-11'-25"W	155.25'



TEAKWOOD LANE
(60' R.O.W.)

SURVEY PLAT

BEING Lot 11, Block 12, Garden Ridge Estates, Unit 4, City of Garden Ridge, Comal County, Texas, as recorded in Volume 4, Page 48, of the Map & Plat Records of Comal County, Texas being known as 9307 Teakwood Lane.

I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that, to the best of my knowledge, information and belief, the above plat is a true representation of an actual survey made on the ground under my supervision, to the local standard of care, and that I have located apparent easements, right-of-ways, and encroachments as of the 4th day of June 2004.

This the 9th day of June, 2004.

BUTZ
LAND
SURVEYING

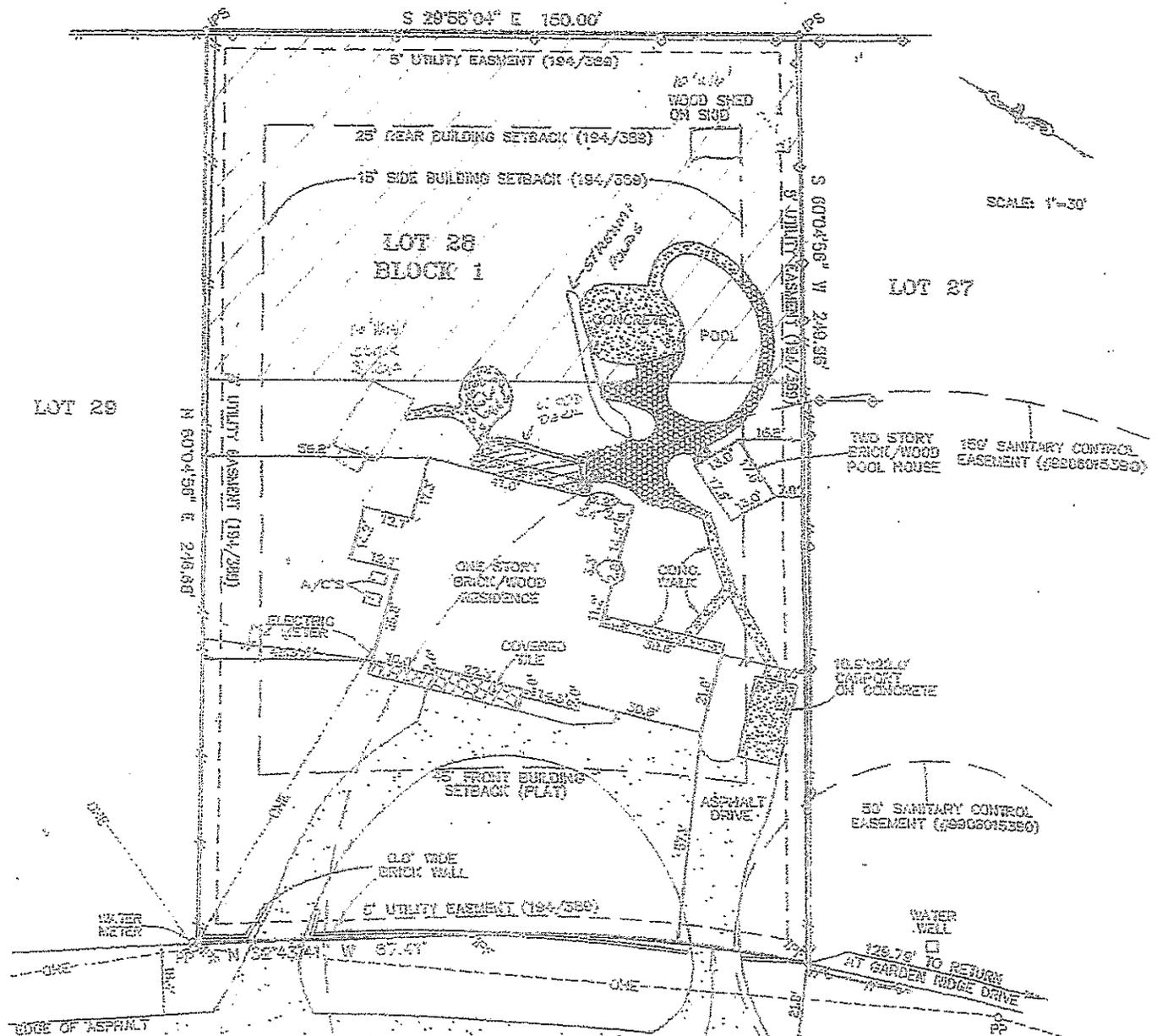


PHONE: 210-667-1359
FAX: 210-667-1204

DRAWN BY: R.C.C.

J. M. Butz, Jr., R.F.L.S. No. 2024
JOB NO. 04-193

UNDEVELOPED



SCALE: 1"=30'

TIMBER ROSE DRIVE
(60' ROW)

L=63.16'
R=323.40'
Δ=14°44'02"
CLEN=82.93'
BRG=25°21'49" W

REFERENCES:
VOL. 184, PG. 389 O.R.
DOC# 9906015390 O.R.

CHICAGO TITLE COMPANY
GFB 20001529
BUYER: MADINE L. KNAUS
ADDRESS: 20592 TIMBER ROSE DRIVE
GARDEN RIDGE, TEXAS

SURVEY OF:

LOT 28, BLOCK 1, GARDEN RIDGE ESTATES
UNIT 1, CITY OF GARDEN RIDGE, ACCORDING
TO VOLUME 2, PAGES 48-49, OF THE MAP
AND PLAT RECORDS COMAL COUNTY, TEXAS.

(NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD)

NOTES:
IPF = 1/2" IRON PIN FOUND
IPS = 1/2" IRON PIN SET
OKE = OVERHEAD ELECTRIC LINE
PP = POWER POLE
-W- = WOOD FENCE
-C- = CHAIN LINK FENCE
-X- = WIRE FENCE

C.85 ADJ. LOT
CROSS HATCHED AREA = 13,506.41²

SECTION 35—REBATE PROGRAMS AND WATER CONSERVATION INCENTIVES

35.01 – WASHING MACHINE REBATE

Customers of the Water Department are entitled to one (1) rebate per household to be credited to their water bill for the proof of purchase and installation of a high efficiency washing machine at the household for which the rebate is being applied. The rebate is allowed for existing residences and businesses.

- a. Washing machines eligible for rebate are only those rated in the Tier 3 Level by the Consortium for Energy, Efficiency (CEE). Tier 3 Level washing machines have a Water Factor (WF) of 4.5 gallons of water per cubic foot of laundry.
- b. Amount of rebate – one hundred dollars (\$100.00).

35.02 – ULTRA-LOW FLOW TOILET REBATE

Customers of the Water Department are entitled to rebates for toilets meeting the EPA WaterSense specifications of 1.28 gallons per flush or less. Each customer is allowed a one-time rebate for each toilet replaced in an existing residence or business (based on the number of toilet locations). In order for the rebate to be credited to their water bill the customer must provide proof of purchase and installation of the toilet/s.

- a. Ultra-low flow toilets are toilets that use no more than 1.28 gallons per flush.
- b. Amount of rebate – seventy-five dollars (\$75.00).

35.03 – HOT WATER ON DEMAND SYSTEM REBATE

Customers of the Water Department are entitled to a one (1) rebate per household to be credited to their water bill for the proof of purchase and installation of an approved Hot Water on Demand System at the household for which the rebate is applied. The rebate is allowed for existing residences and businesses.

a. Manufacturer	Model
Metlund D'Mand Systems	S-50T (PF and R), S-70T (PF and R), S-02T (PF and R)
TACO, Inc.	006-DM, 008-DM, 0011-DM
Wirsbo D'Mand Systems	Model 100 and Model 200

- b. Amount of rebate – one hundred fifty dollars (\$150.00)

35.04 - RESIDENTIAL IRRIGATION DESIGN REBATE

Customers of the Water Department are entitled to one (1) Residential Irrigation Design rebate per household of up to \$800 (maximum) to be credited to their water bill for the proof of purchase and installation of any combination of options, depending on the number of zones converted or capped, and if the irrigation remains at or below a personalized schedule for water use over a one year period and all rebate requirements as set forth below are complied with. Only existing irrigation systems are eligible for the rebate. All rebates will be applied to customer's water accounts in a series of two installments if the requirements for each installment are met.

- a. Customers will be eligible to receive the first installment of the Residential Irrigation Design Rebate upon completion of the following:
 1. Submission of a licensed irrigator's redesign of a water customer's irrigation system which includes any combination of the Irrigation Design criteria approved by the Water Manager and a personalized schedule for water use over a one year period, and,
 2. The approved irrigation system redesign must be completed in accordance with all city ordinances and state laws governing irrigation system installation and design, and,
 3. The Water Manager will provide the water customer with an approved Residential Irrigation Design Rebate application upon final inspection of the completed irrigation system redesign.
- b. Customers will be eligible to receive the second (final) installment of the Residential Irrigation Design Rebate

If water usage has remained at or below the personalized schedule of water usage over a one year period beginning upon the date of the final inspection.

IRRIGATION DESIGN REBATE CRITERIA

\$450	Disabling entire irrigation system	Removal of the backflow device, backflow box, all valve boxes and the controller. Cutting the "T" connection and capping snugly to the mainline. Removal and capping of an existing zone valve.
\$250	Capping a zone	Area is now hardscape, has been converted to bedding area instead of turf, or plants are mature and do not require regular irrigation.
\$200	Converting a pop-up spray Zone to drip/bubblers	Converting a zone currently irrigated by pop-up spray or rotor irrigation system. Conversion from fixed sprays and rotors to drip system, emitters must not exceed 1 gallon per hour. Drip irrigation must consist of: (1) Half-inch tubing with built-in emitters; or (2) Smaller point-source tubing connected laterally with individual emitters for specific plants. Tubing with laser holes is not eligible for rebate. Fittings should not be the barbed connection fittings but compression fittings that are more secure. System must include: (1) Pop-up head with its nozzle closed or capped and the stem painted a bright color; or (2) Manufactured flag indicator. This will indicate that the zone is working properly. Misters are not allowed. Bubblers must be nonadjustable, fixed flow – not to exceed 1 gallon/minute per head.
\$150	Splitting a zone to beds and turf	Conversion of a single zone that covers both turf and beds to two separate zones for turf and beds.

35.05 – SWIMMING POOL FILTER REPLACEMENT REBATE

Customers of the Water Department are entitled to one (1) Swimming Pool Filter Replacement rebate per household of \$250 to be credited to their water bill for the proof of purchase and installation of a high efficiency cartridge filter system for swimming pools that replace sand and diatomaceous earth (D.E.) filters. The rebate applies only to high-efficiency cartridge filter systems purchased after June 1, 2014

35.06 WATERSAVER PATIOSCAPE REBATE

Customers of the Water Department are entitled to one (1) WaterSaver Patioscape rebate per household of \$100 to be credited to their water bill with proof of replacing 200 square feet of grass with an approved patioscape when complying with the following requirements:

- Capping of irrigation system spray heads/rotors or drip lines in the area where the patioscape is installed.
- Rebate is for grass/turf replacement with Patioscape only.
- Existing beds and /or patios in existence at the time of passage of this ordinance are not eligible.
- Patioscape must be at least 200 contiguous feet.
- Patioscape must be at least 10 feet wide and cannot be used to create a pathway/walkway.
- Foundation for patioscape must be free of debris and be of a hard packed, pervious sub-soil.
- Patioscape must be flagstone, stepping stones or pavers. No other materials can be substituted.
- A pre inspection of the patioscape location and post inspection of the patioscape must be conducted by the Water Manager.

36 -- PUBLICATION OF THIS ORDINANCE

This ordinance shall take effect immediately upon its passage, approval and publication according to law.

PASSED AND APPROVED THIS DAY OF _____, 2014.

Nadine L. Knaus, Mayor Pro-tem

ATTEST:

Shelley Goodwin, City Secretary

35.04- Residential Irrigation Design Rebate

Customers of the Water Department are entitled to a (1) rebate per household of up to \$800, to **be credited to their water bill for the proof of purchase and installation** for any combination of options, depending on the number of zones converted or capped, and if irrigation remains at or below a personalized schedule for water use over a one year period. Only existing systems are eligible for rebates. All customers approved to receive the first installment of their rebate will be given the final installment if they meet the water use requirements by the end of 12 month period.

How it works:

Step 1: Have a licensed irrigator review your landscape and conservation goals, make recommendations specific to your home and leave you with written recommendations, that you can use to apply for rebate.

Step 2: Have licensed irrigator complete the work , or you may complete it yourself. If you complete it yourself you must follow all city and state laws governing irrigation installation and design.

Step 3: Once installation of the redesigned system has been completed, call the city to schedule a final inspection. The city will conduct a final inspection, including work completed and irrigation controller scheduling. The inspector will then determine the amount of rebate you may qualify for and provide you with a written copy. This will serve as your application for the Residential Irrigation Design Rebate. Upon final inspection and application approved. The City will credit your water bill with the initial installment of 50 percent of the total approved rebate.

STEP 4: If your water use remains at or below the watering recommendations for a period of one year, the final installment of the remaining 50 percent of the eligible rebate will be applied to your account.

What is Eligible?

The following may be done on each zone of your system, but the maximum total rebate maximum per property is \$800.

IRRIGATION DESIGN REBATE

Amount	Procedure	Description
\$400	Eliminating entire system	The removal of the backflow device, backflow box, all valve boxes and the controller cutting the "T" connection and capping snugly to the mainline.
\$200	Capping 2 zones	The removal and capping of an existing zone valve. = This might be chosen because an area is now hardscape, has been converted to bedding area instead of turf, or because the plants are mature and do not require regular irrigation.

IRRIGATION DESIGN REBATE

Amount	Procedure	Description
\$300	Converting a pop-up spray zone to drip/bubblers	<p>The conversion of a zone that is currently irrigated by a pop-up spray or rotor irrigation system.</p> <ul style="list-style-type: none"> • Drip system pop-up spray must include appropriate pressure regulation, a filter and pressure release valve. • For conversion from fixed sprays and rotors to a drip system, emitters must not exceed 1 gallon per hour. • Drip irrigation must consist of: (1.) Half-inch tubing with built-in emitters; or (2.) Smaller point-source tubing connected laterally with individual emitters for specific plants. Tubing with laser holes is not eligible for rebate. • Fittings should not be the barbed connection fittings but compression fittings that are more secure. • System must include: (1.) A pop-up head with its nozzle closed or capped and the stem painted a bright color; or (2.) A manufacturer flag indicator. This will indicate that the zone is working properly. Misters are not allowed. • Bubblers must be nonadjustable, fixed flow - not to exceed 1 gallon/minute per head.
\$100	Splitting a zone to beds and turf	Conversion of a single zone that covers both turf and beds to two separate zones for turf and beds.

35.05- Swimming Pool Filter Replacement Rebate

Here's a dirty little secret about your old swimming pool filtering system:

It wastes water, energy and money. It's time to consider a new water- and energy-efficient cartridge filter system the right way.

- The City will give you a rebate up to \$250 on your water bill for proof of purchase and installation when you replace your pool's sand or diatomaceous earth (D.E.) filter(s) with a new high-efficiency cartridge filter system.
- Replacing your sand or D.E. filter with a high-efficiency cartridge filter system can reduce your water consumption by as much as 20,000 gallons per year.
- Translation: Lower water and energy bills.

Requirements

All participants in the City Pool Filter Replacement Rebate program must:

- Be City water customers for the requested installation property site.
- Own their pools and have either a sand filter or diatomaceous earth filter.

Participants shall not hold City Conservation responsible for pool water quality or any costs associated with maintenance or repairs.

Rebate Details:

- Rebate will be credited to the City water bill for proof of purchase and installation of the applicant.
- Rebate is available only on filter systems purchased after June 1, 2014.

35.06- WaterSaver Patioscape Rebate

Customers of the Water Department are entitled to (1) rebate per household to be credited to their water bill for the proof of replacing 200 square feet of grass with an approved patioscape.

Program Eligibility & Highlights

- Residential customers must meet these eligibility requirements: (a.) Must be a water customer. (b.) Must be the homeowner.
- If you have an irrigation system, you must schedule an irrigation checkup with a licensed irrigator, then you must cap the spray heads/rotors or drip lines in the area you intend to install your patioscape.
- Participants can **call the city to apply**.
- The package is available for grass/turf replacement only. Existing beds and/or patios are not eligible for this program.
- The patioscape must be at least 200 contiguous square feet.
- Patioscape must be at least 10 feet wide and cannot be used to create a pathway.
- The dug up area for the patioscape should be free of debris and have a hard packed, well prepared, sub-soil to build a proper patio foundation.
- The WaterSaver Patioscape Rebate is only available for the purchase of flagstone, stepping stones or pavers. No exceptions are allowed.
- The customer must agree to allow a post-inspection by City staff.

Amount of Rebate - one hundred dollars (\$100.00)