



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

AGENDA
CITY WATER COMMISSION MEETING

Tuesday, May 24, 2016 at 6 p.m.

The Garden Ridge City Water Commission will meet in a regular meeting on Tuesday, May 24, 2016 at 6 p.m. in the City Council Chambers, City Hall, 9400 Municipal Parkway, Garden Ridge, Texas. This meeting is 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, May 20, 2016 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 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 and Item 8.
- 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) February 23, 2016 Water Commission Regular 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 Marjan DuBois, 21015 Plum Ranch Rd, to appear before Water Commission to discuss concerns with water billing, water usage and water meter, and possible leak adjustment.
 - b) Request from Marilyn Manford, 8101 Garden North, to appear before Water Commission to discuss concerns with water billing and usage due to water leak and possible leak adjustment.
 - c) Request from Jerry Warden, 21375 Gunther Grove, to appear before Water Commission to discuss concerns with water billing and usage due to possible water leak and possible leak adjustment.
 - d) Request by Sahota Holdings, LLC to discuss with the Water Commission the amount of water rights to be brought to the city with property development as it relates to property owned along southwest corner of FM 2252 and Nacogdoches Loop for a convenience store and car wash.
 - e) Update on water Customer Fee of \$.60 per month per customer in accordance with Section 25.06 of Ordinance 54 with said fee being for the Comal Trinity Groundwater Conservation District pumpage effective with the April 22-May 23 water billing.
- 6. Update on actions taken by the City Council in previous City Council Meetings related to Commission recommendations.
 - 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. Citizen Participation – 3 minute limit per citizen
 - 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

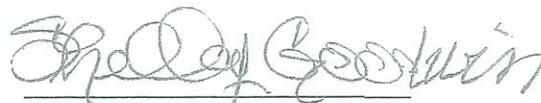
and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State 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.



Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 9:00 am on May 20, 2016 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Shelley Goodwin, TRMC
City Secretary



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** **February 23, 2016**

Members Present:

Chairman David Heier
Commissioner Keven Harshbarger
Commissioner Richard Holloway
Commissioner Ray Pitzen
Commissioner Pat Ramirez
Mayor Nadine Knaus, ex-officio

Member Absent:

Commissioner Andre Bullard

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 Commission present, Chairman Heier called the regular meeting of the Garden Ridge City Water Commission to order at 6:00 p.m. on Tuesday, February 23, 2016 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. January 26, 2016 Water Commission Meeting

Motion: A motion was made by Commissioner Ramirez, seconded by Commissioner Holloway, to approve the minutes of January 26, 2016 Regular Water Commission Meeting, with corrections. The Water Commission voted five (5) for and none (0) opposed. The motion passed unanimously.

b. February 1, 2016 Water Commission Water Study Committee

Motion: A motion was made by Commissioner Holloway, seconded by Commissioner Pitzen, to approve the minutes of February 1, 2016 Water Commission Water Study Committee Meeting. The Water Commission voted five (5) 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. Request for water bill adjustment from Gregg DuBois, 21015 Plum Ranch Rd, seeking relief on August 25, 2015 – September 22, 2015 and September 23, 2015 – October 23, 2015 water bill due to billing for 57,00 and 54,000 gallons and asking said bill be adjusted based on prior usage**

Nancy Cain, City Administrator, stated Mrs. DuBois has again (2nd time) requested that the Water Commission postpone their water bill adjustment due to their inability to be present.

Royce Goddard, Water Manager, reviewed the DuBois past history of water usage and their previous water bill adjustment.

The Water Commission discussed that this was the 2nd month they were not present and they have already received a leak adjustment on one bill as well as had penalties removed.

Motion: A motion was made by Commissioner Holloway, seconded by Commissioner Ramirez, to deny any adjustment due to lack of representative and recommend the City Council deny the request for water bill adjustment from Gregg DuBois, 21015 Plum Ranch Rd, seeking relief on August 25, 2015 – September 22, 2015 and September 23, 2015 – October 23, 2015 water bill due to billing for 57,00 and 54,000 gallons and asking said bill be adjusted based on prior usage. The Water Commission voted five (5) for and none (0) opposed. The motion passed unanimously.

b. Consideration, development of, and possible action on an amendment to Ordinance #54-022010, Section 14.07(c), Entitled Customer Leaks.

Commissioner Pitzen, reviewed the proposed changes the Sub-Committee is recommending to Ordinance 54, Section 14.07. He stated the committee reviewed the recommendations from Commissioner Harschbarger. He stated after long discussion and recommendation from the Water Manager the Sub-Committee agreed to no adjustments and to strike Section 14.07 (c) from the ordinance.

The Water Commission discussed the current process for requesting adjustments, other avenues for special circumstances and meter issues.

Motion: A motion was made by Commissioner Ramirez, seconded by Commissioner Holloway, to recommend the removal of Section 14.07 (c), Entitled Customer Leaks in Ordinance 54.. The Water Commission voted five (5) for and none (0) opposed. The motion passed unanimously.

5. Update on actions taken by the City Council in previous City Council Meetings related to Commission recommendations.

Nancy Cain, City Administrator, stated the City Council approved the Water Commission's recommendation to deny the Chance's leak adjustment. She stated they also approved Ordinance

189 amending Ordinance No. 54-022010, continuing the suspension of the authority granted to the Water Department, Water Operations Manager and the Water Commission to grant an adjustment to a water bill for a leak or other excess water usage.

6. 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 1.26 acre feet from the Edwards Aquifer and 46.88 acre ft. from the Trinity have been pumped. He stated the average daily usage is 682,043.47 gallons.

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

Royce Goddard, Water Manager stated the infrastructure on the new well is currently being designed. He also discussed the steps he took regarding the comments made at the Planning and Zoning Commission meeting about water pressure at Regency Oaks. He stated he contacted Regency Oaks residents and tested the pressure at several homes and no low pressure was found.

The Water Commission discussed the water quality letter residents received in their utility bills. Royce Goddard, Water Manager explained the letter is a requirement of TCEQ due to missing a testing date. He stated the water in Garden Ridge is fine, but since he missed a testing date he was required to send out the letter and locate several residents who fit the requirement that are willing to have their water tested this year.

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

Royce Goddard, Water Manager reported as to February 23, 2016 the Edwards static level was at 118.8 feet and the Trinity static level was at 199.8.

d) Water and/or Drought Management

The City of Garden Ridge is currently under no watering restrictions.

7. Adjourn

Motion to adjourn was made by Commissioner Holloway and seconded by Commissioner Ramirez. The motion passed unanimously and the meeting adjourned at 6:55 p.m.

David Heier, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE FEBRUARY 23, 2016
WATER COMMISSION REGULAR MEETING**

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- a. Direct your comments to the entire City Council and Commission, not to an individual member nor to the audience.
- 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:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME

ADDRESS

SUBJECT

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

Water Commission
As Of 23 February 2016

	2015						2016						
	Edwards		Trinity		Total	Quarterly	Edwards		Trinity		Total	Quarterly	
	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	
January	2,633,000	8.08	11,167,000	34.27	42.35		15,309,000	46.98	431,000	1.32	48.30		Actual
February	324,000	0.99	14,774,000	45.34	46.33		410,000	1.26	15,277,000	46.88	48.14		2/1-2/23
March	14,394,000	44.17	1,922,000	5.90	50.07	138.76	0	0.00	0	0.00	0.00	96.45	Actual
April	17,561,000	53.89	327,000	1.00	54.90		0	0.00	0	0.00	0.00		Actual
May	8,147,000	25.00	8,066,000	24.75	49.76		0	0.00	0	0.00	0.00		Actual
June	1,394,000	4.28	20,378,000	62.54	66.82	171.47	0	0.00	0	0.00	0.00	0	Actual
July	38,650,000	118.61	10,880,000	33.39	152.00		0	0.00	0	0.00	0.00		Actual
August	29,573,000	90.76	30,889,000	94.79	185.55		0	0.00	0	0.00	0.00		Actual
September	13,883,000	42.61	28,345,000	86.99	129.59	467.15	0	0.00	0	0.00	0.00	0	Actual
October	29,538,000	90.65	7,472,000	22.93	113.58		0	0.00	0	0.00	0.00		Actual
November	16,496,000	50.62	1,000	0.00	50.63		0	0.00	0	0.00	0.00		Actual
December	15,997,000	49.09	0	0.00	49.09	213.30	0	0.00	0	0.00	0.00	0	Actual
TOTAL	188,590,000	578.76	134,221,000	411.91	990.67		15,719,000	48.24	15,708,000	48.21	96.45		
	EAA Stage 0, -0%, Available 847.077 Ac/Ft, Unused 268.317 Ac/Ft						EAA Stage 0, -0%, Available 854.89 Ac/Ft, Unused 806.65 Ac/Ft						854.89
Current Edwards Permits													
Allocated Pumpage		CO00139	P100-767	484.071	Acre Feet		Total Available Edwards Water					854.89 Ac/Ft	
Purchase		BE 00109I	P100-327	2.000	Acre Feet							278,566,761.3 Gals	
Purchase		ME 00417D	P101-185	1.301	Acre Feet		Connections: 1565 Avg. usage per connection: 10023.642 gals						
Purchase		ME 00479I	P101-315	3.895	Acre Feet		Avg. Daily Usage: 02/01 - 02/23: 682,043.47 gals						
Purchase		UV 00437I	P101-699	2.000	Acre Feet		Avg. connections 2015: 1551 Avg. usage per connection for 2015: 208,130.88 gals						
Purchase		UV 00461I	P101-752	4.000	Acre Feet		Leak Adjustments / month 0 Leak Adjust. YTD 0						
Purchase		UV 00478I	P101-801	2.000	Acre Feet								
Purchase		UV 00537H	P101-959	2.000	Acre Feet								
Purchase		UV 00576I	P102-040	14.000	Acre Feet								
Purchase		UV 00630G	P102-146	1.760	Acre Feet								
Purchase		BE 00081AE	P100-200	62.000	Acre Feet								
Transfer	K. Zar Pool	UV00435	P106-186	1.000	Acre Foot								
Transfer		CO00118B	P103-312	4.500	Acre Feet								
Transfer		CO00119AA	P102-416	2.000	Acre Feet								
Transfer		CO00119AA	P102-564	0.660	Acre Feet								
Lease	City of Schertz			200.000	Acre Feet								
Lease	Lloyd Loehman		P107-429	3.000	Acre Feet								
Lease	M. Friesenhahn		P100-745	65.000	Acre Feet								
Lease	BVFD		1/1/2015 - 12/31/2015	-0.300	Acre Feet								
Total	Edwards	Allocation			854.89 Acre Feet								

Monthly Well Progress Report

Trinity Well Status:	Static Level: Feb 1 st : 201.6'	Feb 23 rd : 199.8'	Diff. of: 1.8'
GPM: 840	Pumping Level: Feb 1 st : 171.9'	Feb 23 rd : 165.6'	Diff. of: 6.3'
Edwards Wells Status:	Static Level: Feb 1 st : 121.5'	Feb 23 rd : 118.8'	Diff. of: 2.7'

1. 9-14-2015 I called the City and spoke to Jan complaining of an unusually high water bill of \$256.70. The previous month's water bill was \$67.10
2. Jan agreed that the City needed to come out and take a look at the meter to determine if I had a leak. There was a large puddle of water standing in the back yard and everyone scratched their head and left!
3. I called the City again towards the end of the month and spoke to Jan as I had not heard anything back. I was informed that though the City did not report any results back to me, there was no leak.
4. 9-21-2015 the back flow apparatus was run over by deer and there was a geyser in the front yard. Emergency (?) team came out over one hour after it was reported twice. City shut the water off and again when questioned about a leak, definitely confirmed there was no leak. The gentleman did a test on the water standing in the yard and said there was no chlorine present; hence no leak.
5. 9-21-2015 the back floe apparatus was repaired and it was confirmed by the company that repaired it

that we indeed had a significant leak. The sprinkler system was shut off.

6. 10-11-2015 The sprinkler system was repaired, there were 2 valves that were leaking!

Well over a month the leak went on as the City Water Dept came out to our home on 2 separate occasions and confirmed there were no leaks! Their best guess with the puddle of water in the back yard was that we had a spring in the back yard. Water Dept checked for chlorine and since none was present, the idea of a spring made sense to them.

Since I have requested to escalate these issues. Unfortunately my writing a detailed explanation, as such presented to the City 10-16-2015 was fruitless.

I was told I had to be present in front of the Water Board to present my case. Couldn't see the reason for an actual in person presentation and since the Board only meets once a month, could not accommodate the mandate as coincidentally I have

been out of town on business when the Board met in January and February.

I received a letter from the City Administrator dated March 3, 2016 that my request for relief to my water bill was denied. I am not confident that the Water Board was made aware of the details prior to their decision.

And now we have severe fluctuations again in the water bill:

12/21/2015 to 01/22/2016	5000 gal	\$23.00
01/22/2016 to 02/23/2016	16000 gal	\$50.97
02/23/2016 to 03/23/2016	4000 gal	\$23.00

On the dates with the largest water issues, we were out of town for over 10 days during that month.

I have called the City asking questions, requesting explanations. When a service provider bills me, I want to know what I am paying for. The City is failing to answer my questions and clarify the huge

difference in meter reading. The options presented to me lack confidence in the process.

I request a face-to-face meeting, with the water board, to present these facts. I further request a written response from the city on how they can address the issue with the fluctuating readings we are having. We have no problem paying for what we use but I refuse to pay for a service that I have no confidence in the equipment/method currently being used.

Thank you.

Marjan DuBois

n. Resulting from a delinquency or non-payment of water service bills-----\$ 40.00
Turn-On/Reconnection Charges.

Resulting or following a turn-off or disconnection due to delinquency
or non-payment of water service bills-----\$ 40.00

(NOTE: An additional charge of \$50.00 will be imposed for a turn-on or
reconnection required to be performed during non-regular working hours.)

o. Turn-Off & Turn-On Transfer of existing meter service to a new customer-----\$ 40.00

p. Customer Service Charges. As a general rule, the following service charges will not be assessed the first time Water Department personnel are called to service a problem which is determined, by the Water Department, to be the responsibility of the customer. However, if Water Department personnel are called and respond to a service call which has previously been pointed out (to the customer) as his or her area of responsibility, the following charges apply:

- (1) On-Duty Service Calls
 - Minimum charge for the first half-hour ----- \$ 30.00
 - Each hour (or fraction thereof) thereafter ----- \$ 40.00
- (2) Off-Duty Service Calls
 - Minimum charge for the first half-hour ----- \$ 35.00
 - Each hour (or fraction thereof) thereafter ----- \$ 45.00

q. Check returned for insufficient or non-sufficient funds----- \$ 25.00

r. Deposits

- (1) Residential Water Deposit
 - (a) Owner ----- \$ 150.00
 - (b) Renter ----- \$ 150.00
- (2) Commercial Water Deposit----- \$200.00
- (3) Fire Hydrant or Temporary Service Deposit----- \$400.00

(Deposits refundable at termination of service minus any balance on account)

25.06 CUSTOMER FEES

The City of Garden Ridge Water Department may be assessed management fees, program fees and pumping fees for water that is allocated from, pumped from and/or supplied from the Edwards Aquifer and/or the Trinity Aquifer. The assessment of such fees as a pass-through fee to all water customers is authorized. Such fees will be collected from all water customers of the Garden Ridge Water Department. The charges will be billed monthly as a separate charge on customer water bills. No pass-through fees shall be charged if there is not metered use by the customer during the billing period. These charges shall be reviewed annually and adjusted as necessary for the full recovery of such fees assessed to the City of Garden Ridge Water Department.

SECTION 26 -- REQUESTS FOR SERVICE - GENERAL POLICY

26.01 -- REQUESTS FOR SERVICE -- GENERAL POLICY

The City of Garden Ridge Water Department has adopted the following Policies relative to requests for services:

Each request for services involving more than one meter, or where there is some question of adequacy of service, may be referred to the Water Department's Engineer for study. The cost of the Engineering Study and report will be paid for in advance by the petitioner.

The Engineer will evaluate the request to determine, under the existing circumstances, what would be the conditions of service and report this to the City Water Commission and to the petitioner.

*Lin & Marilyn Manford
8101 Garden North Drive
San Antonio, Texas 78266*



April 22, 2016

City of Garden Ridge
Attn: City Council, Water Commission
9400 Municipal Parkway
Garden Ridge, TX 78266-2600

Dear Elected Officials,

On October 18, 2015 I awoke to a water leak in our front yard. This was the worst time for this to happen since we were packed to leave for Houston that day. My husband Lin Manford was diagnosed with a malignant brain tumor and was scheduled for tests the next day with surgery to follow at MD Anderson. He is now on hospice care.

We were in Houston until December 9, 2015 for treatment so I was unable to deal with this issue. I asked our friend, Rudy Hanzelka for help and he petitioned the City of Garden Ridge for a leak adjustment. From the letter, I can see we were a few days short of the deadline in filing our petition because of the new city ordinance.

This is a request for a variance to be considered. I appreciate your help.

Sincerely,



Marilyn Manford



City of Garden Ridge

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

CITY OF GARDEN RIDGE WATER DEPARTMENT

NAME Lin Manford *Marilyn - cell* ~~210-257-3911 cell~~
no longer able to answer.

SERVICE ADDRESS 8101 Garden North, San Antonio, Texas 78266

ACCOUNT # [REDACTED] PHONE # [REDACTED]

I am requesting an adjustment on my 9-23-15 - 10-23-15 water bill due to a leak.

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

Amount of Total Bill 411.83

-Non-Water Items _____

-Base Water Rate _____

Amount to be Adjusted X

Adjustment Given _____

+Non-Water Items _____

+ Base Water Rate _____

New Total Amt. Due _____

copy

Customer Signature *LIN MANFORD* Date *NOV-10-2015*
By Kelli Berggett

Water Mgr. Approval *NOT APPROVED* Date _____
CITY ORD 54-032016 *4/18/16*

RECEIVED

NOV 13 2015

- = minus + = plus

PER *SD*



City of Garden Ridge Department of Public Works

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6831
Fax: (210) 651-9638

April 18, 2016

Dear Water Customer

Effective November 10, 2015, the City of Garden Ridge Water Department suspended the authority granted for leak adjustments in Ordinance No. 54-022010 and extended that suspension an additional 60 days on February 3, 2016. On March 3, 2016 the Garden Ridge City Council passed Ordinance No. 54-032016 rescinding the prior Ordinance No. 54-022010.

The new ordinance deletes sections 14.07, c, 1&2 concerning customer leak adjustments. Effective March 3, 2016 any customer leak adjustment received after November 10, 2015 cannot be approved by the Water Manager. The customer may still request a variance through the Water Commission and City Council.

All requests for a variance must be in writing. All requests received after the third Tuesday of the month will be placed on the following month's Water Commission Agenda.

If you have any questions please call the Water Manager at (210) 651-6831

Sincerely

Royce E. Goddard
Water Manager
City of Garden Ridge
(210) 651-6831 O
(210) 651-9638 F
watermanager@ci.garden-ridge.tx.us

COPY



April 26, 2016

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

Re: Garden Ridge Center Convenience Store (Master Development Plan Narrative)

Dear Ms. Cain:

The attached narrative is to accompany the Master Development Plan seeking review/approval for Water Rights for the subject tract. The proposed tract is a 2.080 acre tract of land located at the southwest corner of FM 2252 and Nacogdoches Loop (Old FM 2252) within the City of Garden Ridge. The following subheadings discuss the various components that will be considered with the design and development of this tract.

ZONING – The current zoning for this property is Residence-Agriculture (RA) and is pending review/approval of rezoning to Commercial Zone – Neighborhood Service District (B-1) to allow use of this tract as a Convenience Store and Car Wash. The Convenience Store will encompass a Convenience Store (5,000 SF), a Fast Food Facility with drive-thru (1,200 SF), and Retail Space (1,500 SF), for a total gross area floor area of 7,700 SF. The Off-Street Parking criteria from the Zoning Ordinance was used to determine the minimum parking requirements, which is provided.

DRAINAGE – The site drains naturally from west to east and outfalls to a 48" CMP pipe under Old FM 2252. The proposed site will also drain primarily west to east with surface drainage across the parking lot and storm sewer drains/inlets and piping to capture runoff. The proposed storm sewer runoff will be collected onsite and outfall into a proposed detention basin sized to accommodate the 10, 25, and 100 year storm events with a peak rate of run-off (discharge) no greater than pre-existing 25-yr storm event as outlined in the Subdivision Platting Ordinance.

SETBACKS, FAÇADE, LIGHTING, AND LANDSCAPING – The design constraints outlined in the Zoning Ordinance for a Neighborhood Service District (B-1) shall be adhered to for the building height, front, side, and rear yard setbacks. The building façade will be of not less than 90% masonry or masonry veneer construction. Exterior lighting shall not aim beyond the owner's property line nor illuminated adjoining Residential District lots to more than five (5) foot-candles measured at the point of highest intensity. The Site Lighting / Parking Lot Lighting will encompass LED bulbs which offers the advantages of lumen output, color rendering, and energy efficiency. Retaining walls shall be timber, concrete, concrete or brick masonry or stone. A

landscaping design will be included as part of the construction drawings submitted for a building permit and following the requirements outlined in Section 8.5 of the Zoning Ordinance. On the subject tract, oak trees ten (10) inch diameter and elm trees over eight (8) inch diameter or greater will be saved that do not overly the proposed building envelope, parking lot, driveways / drive aisles, or structures. A variance request will be submitted to the city for the no greater than one-third (1/3) of lot area for impervious cover.

UTILITIES – The site has availability of all utilities except for sewer. An on-site septic system will be designed following the Texas Commission on Environmental Quality (TCEQ) Chapter 285 – On-site Sewage Facilities Criteria. The aerobic system will be sized only to treat the washrooms from the convenience store, fast food facility, and retail space. The required separation distances will also be met. Discussions with the City Engineer will be required to determine the requirements for proposed water improvements planned for Nacogdoches Loop. The proposed water meter sizes are for the intended uses:

- Convenience Store, Lease Space, & Fast Food Facility: 1 ½" Meter
- Car Wash: 1" Meter
- Irrigation: ¾" Meter

ENVIRONMENTAL – The subject tract is located within the Edwards Aquifer Transition Zone. The proposed Convenience Store and Car Wash will be in compliance with the TCEQ Requirements for projects within this zone. As such, an Underground Storage Tank Facility Plan will be submitted and approved prior to construction of any underground storage tank. This will be required for both the underground fuel tank and the proposed car wash systems which employ underground tanks as well. The proposed Car Wash Equipment and Reclaim System will be self-contained and will not tie into the proposed septic system. Brochures of the Car Wash Equipment (Washworld Profile SoftTouch [ST]) and Reclaim System (Aqua Bio Technologies Bio Pro Complete 4000) have been included with the Master Development Plan Package.

SIGNAGE – The Site Signage / Business Advertising will comply with the city Signage Ordinance for the sign regulations in the (B-1) District.

We appreciate your time and consideration in this matter. Should additional information be required, please contact our office.

Sincerely,
KFW Engineers



Andrew J. Barboza, P.E.
Project Engineer

Enclosures

ATTACHMENT 02

EXHIBIT 'A'

File No.: 2077048-SA68 (SL)
Property: FM 2252, 2.080 acres, Garden Ridge, TX 78266

BEING 2.080 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200006003784 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 388, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, SAID 2.080 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND FOR THE NORTHEAST CORNER OF THIS 2.080 ACRES, SAME BEING THE FIRST CHAMFER POINT AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FM 2252 AND THE NORTHWEST RIGHT-OF-WAY LINE OF NACOGDOCHES LOOP, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE CUTBACK LINE, SOUTH 04 DEGREES 20 MINUTES 57 SECONDS EAST (CALLED SOUTH 04 DEGREES 36 MINUTES 18 SECOND EAST), A DISTANCE OF 65.41 FEET (CALLED 65.19 FEET) TO A MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THIS 2.080 ACRES, SAME BEING THE SECOND CHAMFER POINT AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2252 AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NACOGDOCHES LOOP;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF NACOGDOCHES LOOP, SOUTH 61 DEGREES 29 MINUTES 32 SECONDS WEST (CALLED SOUTH 61 DEGREES 40 MINUTES 14 SECONDS WEST), A DISTANCE OF 345.34 FEET (CALLED 345.33 FEET) TO A POINT FOR THE MOST SOUTHERLY CORNER OF THIS 2.080 ACRES, SAME BEING THE SOUTHEAST CORNER OF THE LADSHAW PARTNERSHIP LTD 4.393 ACRES (DOCUMENT NUMBER 9606022876);

THENCE ALONG THE LINE COMMON TO THIS 2.080 ACRES AND SAID LADSHAW 4.393 ACRES, NORTH 30 DEGREES 35 MINUTES 15 SECONDS WEST (CALLED NORTH 30 DEGREES 24 MINUTES 33 SECONDS WEST), A DISTANCE OF 429.44 FEET (CALLED 428.91 FEET) TO A POINT FOR THE MOST NORTHERLY CORNER OF THIS 2.080 ACRES, SAME BEING THE NORTHEAST CORNER OF SAID LADSHAW 4.393 ACRES AND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2252;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2252, SOUTH 74 DEGREES 53 MINUTES 08 SECONDS EAST (CALLED 74 DEGREES 42 MINUTES 26 SECOND EAST), A DISTANCE OF 535.55 FEET (CALLED 534.78 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 2.080 ACRES OF LAND, MORE OR LESS.

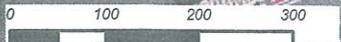
A.P.N. 74432



PROPOSED SITE



SCALE: 1" = 200'



Source: Esri, DigitalGlobe, GeoEye, DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, SGarza

Date: Apr 15, 2016 9:16:56 AM
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14903 HUEBNER RD. BLDG. 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

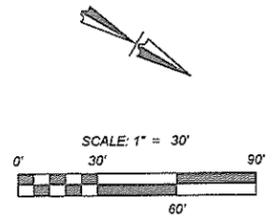
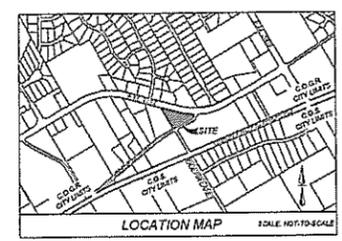
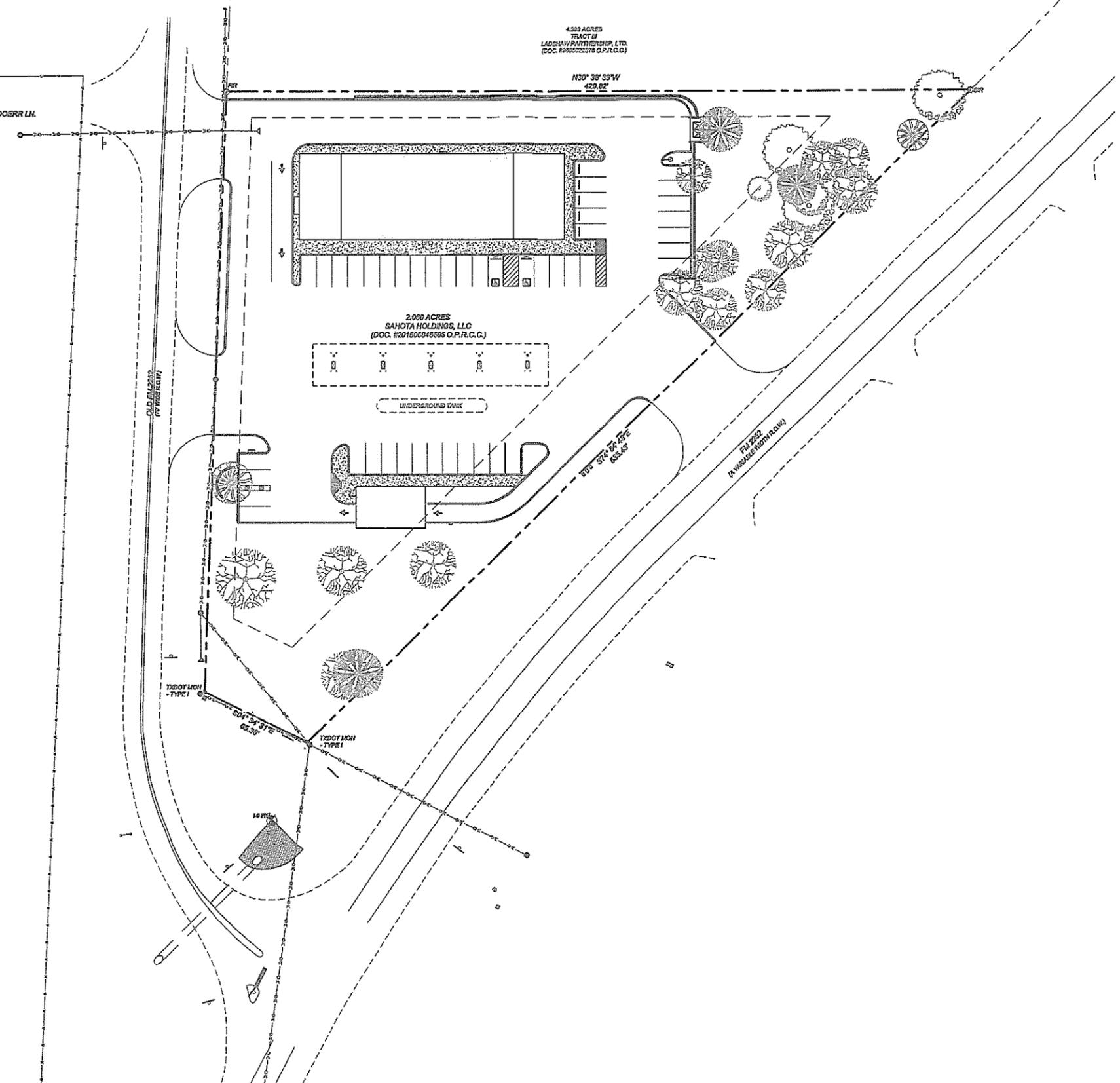
ATTACHMENT 3
PROPERTY OWNERS

REVISIONS:	ISSUE DATE:
DATE: April 2016	SHEET: 1 OF 1
DRAWN: AJB	

LEGAL DESCRIPTION
 BEING 2.00 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. DOLSON SURVEY NO. 24, ABSTRACT NO. 120, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 2003440314 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 285 OFFICIAL RECORDS OF COMAL COUNTY, TEXAS

BENCHMARKS
 B.M. # 1: SET "X" IN SQUARE IN THE CORNER OF A CONCRETE DRAIN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2252. ELEVATION = 822.99'
 B.M. # 2: SET "X" IN SQUARE ON TOP OF CURB FROM A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 817.52'

- COORDINATION NOTE:**
1. CONTACT TWG (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE (710) 344-0500.
 2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES (710) 353-2256.
 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7922.
 4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES (710) 353-2256.
 5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES (710) 451-4632.
 6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



K&W
 ENGINEERS & SURVEYING
 1407 Parkway Plaza, Suite 200, San Antonio, TX 78211-1887
 Phone: (210) 341-1111 • Fax: (210) 341-1112 • Email: info@kandw.com

DATE	REVISIONS

THIS DOCUMENT IS RELEASED BY AUTHORITY OF CRAIG FLETCHER, P.E. # 99840 FOR INTERIM REVIEW ONLY AND NOT TO BE USED FOR CONSTRUCTION.

GARDEN RIDGE CENTER CONVENIENCE STORE
 GARDEN RIDGE, TX 78266
 ATTACHMENT 5 - SITE PLAN

JOB NO. 152-03-01
 DATE: APRIL, 2016
 DRAWN: M.C. CHECKED: C.F.

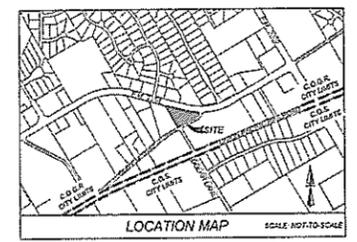
SHEET NUMBER:
 1 OF 1

Date: Apr-27, 2016, 11:49am, User: J.D., e:\sharkey
 File: P:\152\03\01\Drawings\Submittals\CAD\DWG\15-SITE-PLAN.dwg

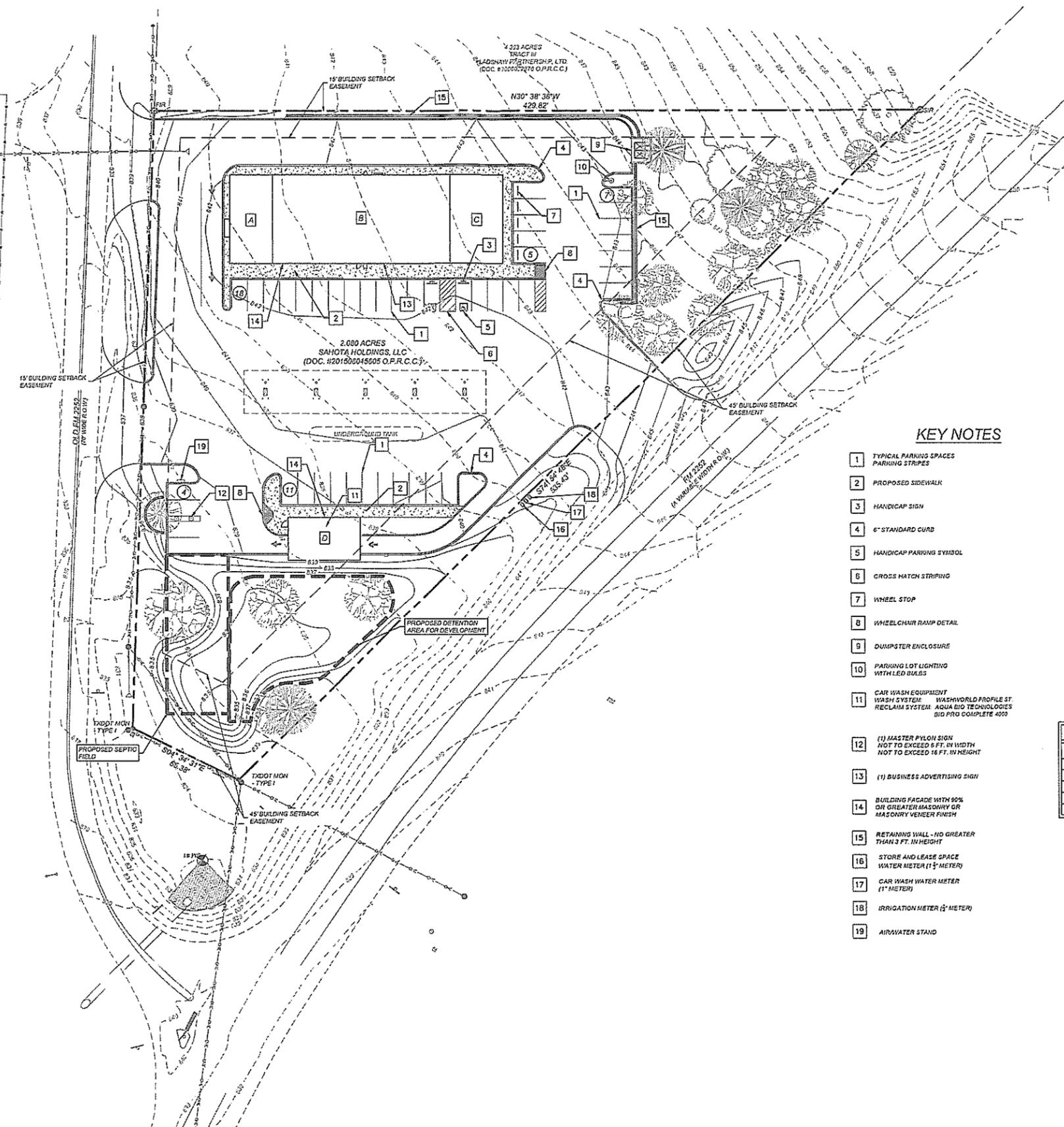
LEGAL DESCRIPTION
 BEING 2.833 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE H. DOLSON SURVEY NO. 95, ABSTRACT NO. 132, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 1500660278 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 191, PAGE 258 OFFICIAL RECORDS OF COMAL COUNTY, TEXAS

BENCHMARKS
 BM # 1. SET 7" IN SQUARE IN THE CORNER OF A CONCRETE DRAIN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2282. ELEVATION = 532.97'
 BM # 2. SET 7" IN SQUARE ON TOP OF CURB FROM A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 547.55'

- COORDINATION NOTE:**
1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0200.
 2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2255.
 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7923.
 4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210) 353-2255.
 5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210) 451-6632.
 6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



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 Phone: (214) 750-1234
 Fax: (214) 750-1235
 www.kandw.com



KEY NOTES

1. TYPICAL PARKING SPACES PARKING STRIPES
2. PROPOSED SIDEWALK
3. HANDICAP SIGN
4. 6" STANDARD CURB
5. HANDICAP PARKING SYMBOL
6. CROSS HATCH STRIPING
7. WHEEL STOP
8. WHEEL CHAIR RAMP DETAIL
9. DUMPSTER ENCLOSURE
10. PARKING LOT LIGHTING WITH LED BULBS
11. CAR WASH EQUIPMENT WASH SYSTEM: WASHWORLD PROFILE ST. RECLAIM SYSTEM: AQUA BIO TECHNOLOGIES BIO PRO COMPLETE 4000
12. (1) MASTER PYLON SIGN NOT TO EXCEED 8 FT. IN WIDTH NOT TO EXCEED 16 FT. IN HEIGHT
13. (1) BUSINESS ADVERTISING SIGN
14. BUILDING FACADE WITH 90% OR GREATER MASONRY OR MASONRY VENEER FINISH
15. RETAINING WALL - NO GREATER THAN 3 FT. IN HEIGHT
16. STORE AND LEASE SPACE WATER METER (1 1/2" METER)
17. CAR WASH WATER METER (1" METER)
18. IRRIGATION METER (1/2" METER)
19. AIR/WATER STAND

LEGEND

LIMITS OF CONSTRUCTION: [Symbol]

EXISTING WATER LINE: [Symbol]

EXISTING OVERHEAD ELECTRIC: [Symbol]

PROPERTY LINE: [Symbol]

PROPOSED CONCRETE: [Symbol]

PROPOSED STANDARD CURB: [Symbol]

PROPOSED HEADER CURB: [Symbol]

PROPOSED RETAINING WALL: [Symbol]

NUMBER OF PARKING SPACES: [Symbol]

PROPOSED SIGN: [Symbol]

TRAFFIC SUMMARY TABLE

LABEL	BUILDING USE	GROSS FLOOR AREA	OFF STREET PARKING REQ. RATIO	PARKING PROVIDED
A	Fast Food Facility	1,200 S.F.	1: 100	12
B	Convenience Store	5,000 S.F.	1: 200	25
C	Retail Space	1,500 S.F.	1: 200	8
D	Car Wash	950 S.F.	N/A	-
TOTAL				45

PROPOSED WATER METER SIZES

BUILDING USE	GROSS FLOOR AREA	LuEs
Convenience store & Lease space	1 1/2" Water Meter	4.0
Car Wash	1" Water Meter	1.7
Irrigation	1/2" Water Meter	1.3

DATE	REVISIONS

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GARDEN RIDGE CENTER CONVENIENCE STORE
GARDEN RIDGE, TX 78266
MASTER DEVELOPMENT PLAN

JOB NO. 155-03-01
 DATE: APRIL, 2016
 DRAFTER: M.C. CHECKED: C.F.
 SHEET NUMBER:

PROFILE
MAX

PROFILE
ST



Profile Soft Touch Vehicle Wash System

Washworld's Profile® is the soft touch system you've been waiting for. Combining Washworld's advanced technology used in our touch-free systems with the latest in washing materials, Profile is the answer to growing your car wash business. With standard features such as Washview® HMI On-Site, VS2® Vehicle Sizing System and Flex Pass® Dual Application System, Profile provides an exceptional value.

Your customers are sure to appreciate Profile as well.

The wall mounted system eliminates the gantry and presents a clean, open bay while Washworld's exclusive Digital Surface Profile (DSP) utilizes 3D imaging to insure optimal cleaning. Eye-catching LED lighting and audible voice prompts add to the experience.

Like all of Washworld's systems, Profile was designed with emphasis on durability, simplicity of use and reduced maintenance. Profile is your profit generator.

WASHWORLD

2222 American Blvd. | DePere, WI

54115

920.338.9278 | 888.315.7253

Profile With The Latest Technology

Digital Surface Profile (DSP)

Washworld's exclusive DSP - Digital Surface Profile system is the advanced method of reading a vehicle's contours to allow for the most precise cleaning possible. Utilizing 3D imaging, DSP enables Profile to adjust for various vehicle surfaces to deliver a wash that reaches every angle with Profile's super soft polyethylene foam wash media. The dual side brushes are belt driven with independent movement while the variable frequency drive controls for the side and top brushes ensure a smooth operation. Profile's programmable Clean Rinse Wash Media Cleaning System keeps the brushes from retaining dirt and debris which results in the best possible customer experience.

The DSP System offers consistent length, width and height measuring of vehicles for optimal product application and cleaning by Profile. This ensures that products are applied to the vehicle not the floor, which saves money and reduces wash times by customizing the travel distance of the Profile based on the length of each individual vehicle.

VS²® - Vehicle Sizing System

Especially important when positioning vehicles within a soft vehicle wash bay, Washworld's Vehicle Sizing System (VS²), with precise loading feature, utilizes advanced software coupled with photo eye technology to provide a safe and reliable means of positioning the vehicle in the wash bay. This eliminates the need for floor mounted treadle plates or wheel stops, resulting in a significant reduction in wiring and fewer components to maintain.



Solution Delivery System (SDS)

The Profile Solution Delivery System comes loaded with standard features:

- Multi-Stage solution delivery system which is capable of up to 225psi
- Composite direct injection/no drift chemical metering system
- Eight (8) low pressure chemical injectors which allows for any two products to be applied simultaneously in a single wash pass
- Multiple coupling joints for ease of maintenance
- Standard product application includes pre-soak one, pre-soak two, protectant, and sealant

Flex Pass™ - Dual Application System

Profile's Dual Flex Pass application system provides complete coverage of a vehicle's sides and top simultaneously. Programming allows for front (exit) mounted pods and rear (entrance) mounted pods individually or concurrently to apply pre-soaks, protectants, sealants and rinse, with the ability for two products to be applied during a single pass of the vehicle. The Dual Flex Pass means:

The ultimate in time savings = More vehicles per hour = Greater return on investment!

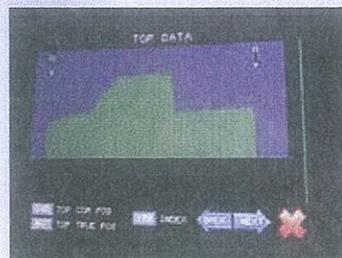
Washview® HMI On-Site & Washview HMI Remote™

A color touch screen gives you complete access to Profile in order to turn functions on or off, including programming, maintenance, diagnostics, and view wash counts. No on-site PC or laptop is needed to configure your wash. Profile also features a comprehensive integrated security system which can monitor auto cashiers, doors, fluid levels and more. In addition the Wash Package Storage capability allows for up to eight wash packages to be retained which can be quickly copied to the immediate wash setup.

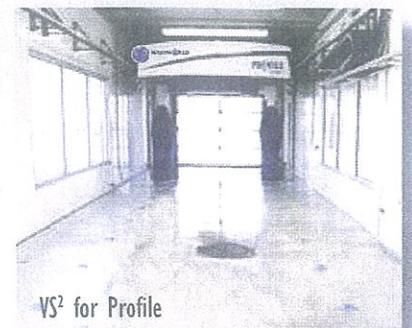
The revolutionary design of our Washview HMI Remote features the same cutting edge technologies as Washview with the additional ability to receive e-mail or text message alerts from anywhere in the world using your Tablet or Smart Phone (application requires additional purchase from iTunes or Google Play). Washworld's exclusive Washview HMI Remote software allows you to access Profile from anywhere using your PC, laptop, tablet or Smart Phone.

A large, stylized globe graphic in the background of the lower left section, with the "WASHWORLD" logo overlaid in white, bold, sans-serif font.

WASHWORLD



Digital Surface Profile - DSP



VS² for Profile

Profile With Quality Built In

Stainless Steel

There is no better material to use in a wash environment than stainless steel and it is utilized throughout Profile. The stainless steel used for Profile's wall mounting system, travel rails, and laser cut overhead wash carriage, ensures that Profile is the most long lasting and durable system in the industry.

Energy Chain

Profile incorporates the latest in energy chain design available for handling of product delivery, controls and communication needs. Our composite energy chain is factory loaded with solution supply lines and control wiring. Profile includes a factory wired bay box for ease of installation which also reduces the installation cost. Available as driver or passenger side mount, E-chain provides a clean appearance in the wash bay and also a low maintenance way to route hoses, wires, and communication cable to the wash unit.

The Profile Advantage

Designed to increase profits by reducing operating and maintenance costs, Profile features:

- Energy efficient TEFC climate proof motors
- Sealed gearboxes to eliminate oil changes
- High quality, premium fiberglass enclosures to withstand harsh wash bay conditions for a longer life
- Minimal rolling resistance for improved efficiency
- Positive dual belt carriage drive for accurate tracking and smooth motion
- A hand held remote control replaces a joystick box for manual movement of Profile functions
- For colder climates, an in-bay temperature monitoring system will automatically disable the wash bay if temperatures reach a preset threshold
- Profile is Wash Activation and Customer Buy Up ready
- Multi application of products in a single pass with reduced wash package time means more cars per hour

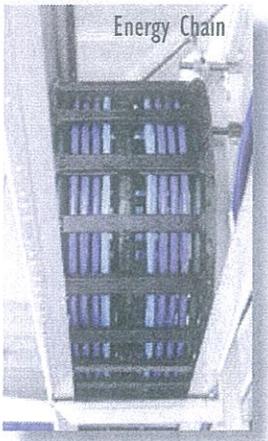
Customer Appeal

From the minute that your customers drive into your wash bay, they will see that Profile is a different kind of soft wash. Profile's wall mounted system keeps the machine up off the floor and creates an open and inviting wash bay. High gloss composite wash carriage and side brush covers with sleek graphics and LED lighting give Profile a clean and refined look.

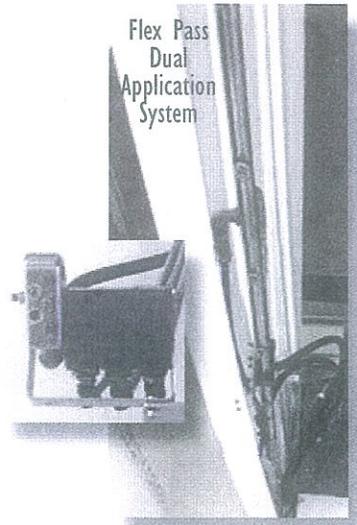
As your customers proceed into the bay, audible voice prompts combine with dual machine mounted multi-colored LED light bars to position the vehicle in the bay. As the wash progresses, the voice prompts inform your customer of product applications which coincide with the optional in-bay instructional sign.

The proof of any system is in how well it cleans. With Profile's three brushes guided by DSP, your customers' vehicles receive optimal cleaning. Optional Power Clean Side Blasters with touch or touch-free wheel cleaners combine for a value added service your customers will appreciate.

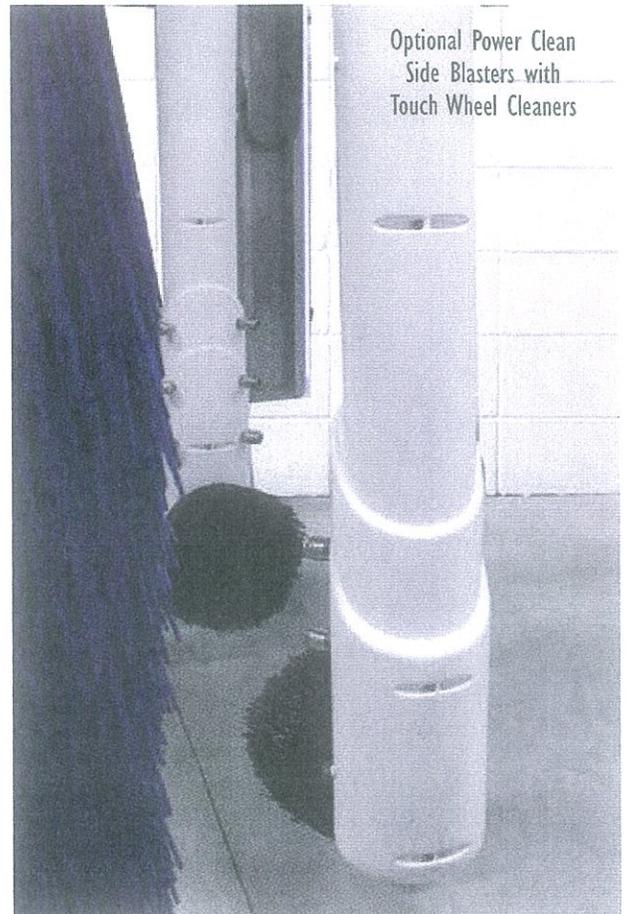
Profile is a sure way to keep your customers coming back and a certain way to increase your bottom line.



Energy Chain



Flex Pass
Dual
Application
System



Optional Power Clean
Side Blasters with
Touch Wheel Cleaners



STANDARD FEATURES

- Stainless Steel Wall Mounting System
- 34' Stainless Steel Travel Rails
- Stainless Steel Laser Cut Overhead Wash Carriage
- High Gloss Composite Wash Carriage Covers
- High Gloss Composite Side Brush Covers
- VS² - Vehicle Sizing System with Precise Loading Feature
- DSP (Digital Surface Profile) Technology
- Super Soft Polyethylene Foam Wash Media (Top and Side Brushes)
- Programmable Clean Rinse, Wash Media Cleaning and Lubricating System
- Belt Driven Dual Side Brush with Independent Movement
- Positive Drive Dual Belt Carriage Motion
- TEFC/Climate Proof Motors and Gearboxes with Minimal Rolling Resistance
- Variable Frequency Drive Controls for Smooth Top and Side Brush Operation
- Composite E-Chain
- Driver or Passenger Side E-Chain Supply
- Dual Flex Pass Application System- Complete Coverage-Sides and Top
- In-Bay Audible Voice Commands
- Dual Machine Mounted 78" Multi-Colored LED Entrance Side, Light Bars
- Multi-Stage Solution Delivery Pump (Capable of up to 225 PSI)
- Composite Direct Injection/No Drift Chemical Metering System
- (8) Low Pressure Chemical Injectors
- Washview HMI On-Site Controller
- Comprehensive Integrated Security System
- Wash Package Storage
- Hand Held Remote Control for Manual Movement and Machine Functions
- In-Bay Temperature Monitoring System
- Wash Activation and Customer Buy Up Ready

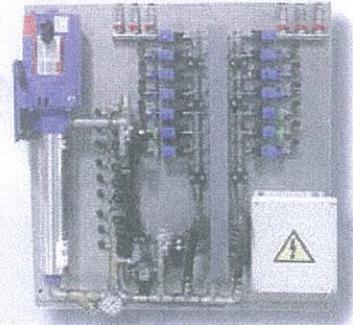
OPTIONS

- Tri-Foam Pods - Two Sets (1 Set Entrance, 1 Set Exit Mounted)
- Extended Solution Delivery (ESD) with 4 Injectors (1 Each for Bug A'Salt and Wheel Cleaner, 2 for Foam Polish)
- Power Towers - Six Nozzle Configuration Only Available on High Pressure Models
- Reclaim Adapter on High Pressure Models
- Stainless Steel Undercarriage Manifold (Medium or High Pressure)
- High Pressure Delivery System - Ultra Compact Pump Station
- Washview HMI Remote (Remote High Speed Connectivity)
- Entrance and In-Bay Directional/Service Confirmation Signs (12 or 24 Volt)
- Dryer Systems - Unlimited Configurations Available
- LED Countdown Timers
- Custom Color Wash Media
- Powerclean Side Blasters with Touch Wheel Cleaner
- Powerclean Side Blasters with Touch-Free Wheel Cleaner
- Door Controls - Independent (Entrance and Exit) Control
- Water Treatment Equipment

© 2015 Washworld, Inc.

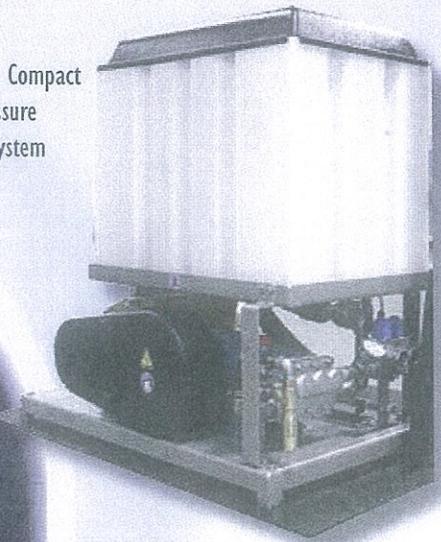


Profile Ultimate Control Cabinet



Medium Pressure Solution Delivery System (SDS) Shown with Optional Extended Solution Delivery (ESD)

Optional Ultra Compact High Pressure Delivery System



SPECIFICATIONS

Equipment Envelope Requirements does not include obstructions, etc.

Bay Height.....	11'	minimum
Bay Width	Wall Mounted Energy Chain....	15' 4" minimum
Bay Length	Recommended.....	37' 4" minimum

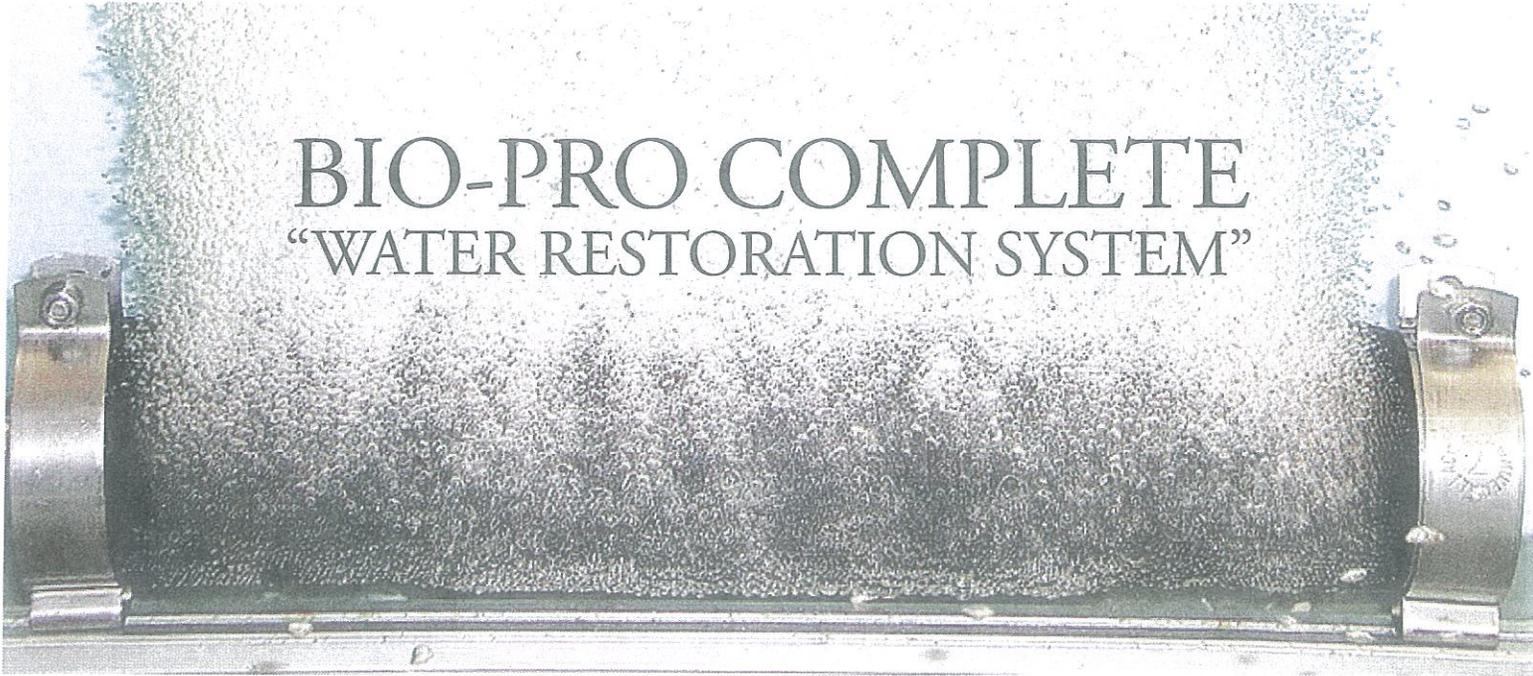
PROFILE UTILITY REQUIREMENTS

Utility Requirements for standard Profile ST does not include options or other equipment requirements

Air:	13 CFM @ 40 PSI (with Tri-Foam)
Water:	15 GPM @ 40 PSI with 1" supply
Electrical:	30 Amps, 3 phase, 208/230 V

Note: Specifications Subject to Change Without Notice. The decibel level of the dryer (measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. The decibel level of the pump station measured at 1.6 meters from the floor and 1 meter from the surface) is 84dB for high pressure and 72dB for low pressure. Decibel levels are impacted by surrounding materials and conditions and will vary.





BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"

BIOLOGICAL WASTE WATER RESTORATION SYSTEMS

Water is and will always remain the lifeblood of the vehicle wash industry. Without water our industry will no longer exist! Water shortages have been experienced throughout the world and the cost of obtaining fresh water and the discharge of waste water have continued to rise. Cities have continually raised prices on water and sewer with no end in sight. These increases will continue to negatively impact the profits of vehicle wash sites and some day force them out of business unless action is taken to treat and reuse waste water.

NATURE'S WAY

We take our direction for waste water treatment from nature. In our environment the natural process of cleaning waste is through the utilization of aerobic bacteria to consume waste. Sewer treatment systems have incorporated this technology for years. By bringing this approach to the vehicle wash industry, the natural process of biologically breaking down used vehicle wash chemicals into CO_2 and H_2O will dramatically reduce a washes fresh water intake and sewer discharge costs.

THE NATURAL PROCESS OF WATER RESTORATION

SOLIDS SEPARATION

In any vehicle wash, solids coming off the vehicles need to be settled out in settling tanks where the solids can be collected and hauled away. Gravity is free, so by letting gravity settle out the solids in this process, solid separation is not done with pumps and electricity.

AERATION

After the waste water exits the settling tanks where the largest solids have settled out, the water enters an aeration chamber which is the first step in a biological treatment process. In this chamber the air is infused in the water to not only emulsify the chemicals it's also used to begin the transformation of the natural anaerobic bacteria into becoming aerobic bacteria. In doing so the aerobic bacteria can be used in the next process to consume chemical waste and prevent the water from developing an odor when reused. This water, once aerated, is then pumped up into the equipment room by means of vortex pumps to be run through hydro cyclones.

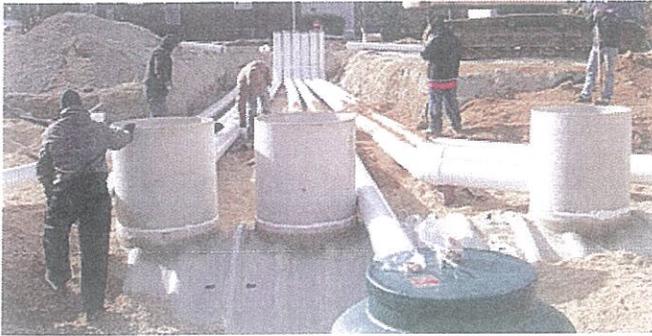
CYCLONIC SEPARATION

The water that's pumped from the aeration tank is sent through hydro cyclones which cyclonically separate any remaining solids down to 5 micron. The separated solids are sent back to the first settling tank where they are collected for haul away. The cleaned water is then sent to the bio tank for the removal of chemicals.

AQUA BIO_i
TECHNOLOGIES 

See reverse side for an explanation of the treatment process.

BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"



BIOLOGIC CONSUMPTION

There are several things going on in the bio chamber with the first being additional aeration. Aeration insures that the bacteria that will be grown in this tank are aerobic. Aerobic bacteria are 90 percent more aggressive in consuming waste in the water than anaerobic bacteria are. These aerobic bacteria attach to the bio media which fill the bio tank. With the bio tank filled with bio media, the water containing the used vehicle wash chemicals will come in contact with the active bacteria whereby the bacteria will consume the chemicals from the water. The byproduct of this natural consumption of chemicals by the bacteria will be CO₂ and H₂O which is nonhazardous.

CLARIFICATION

In the clarification chamber the bio sludge coming from the bio chamber is allowed to settle to the bottom of this tank so that it can be pumped to sewer once a day.

CLEAN WATER HOLDING TANK

After the clarification tank, the water gravity overflows into the clean water tank where it's stored for reuse in the vehicle wash. In a biologic water restoration system, the water needs to continuously circulate so that the natural bacteria are always in the presence of aeration to keep the bacteria aerobic. If the vehicle wash is closed or is not washing vehicles the bio -system switches into an energy saving mode which turns off most all higher horsepower pumps and turns on a recirculation pump that pumps the water from the clean water tank back into the bio chamber to start the process over again. This energy-saving mode reduces the power consumption by 75 percent.

WATER QUALITY EXPECTATION

When using the Bio-Pro Complete Water Restoration System the restored water should reach the water quality levels shown below:

- Oxygen levels higher than 60%
- Oil emulsion levels of less than 5 ppm
- PH levels between 6.5 – 8.0
- COD reduction to 1:10
- BOD levels less than 150 mg/l

As for the overall TDS levels, these levels can vary based on the level in the incoming city water. Variations can also be found in the winter when salts and de-ice chemicals are used on the roads.

The turbidity may change based on the amount of dye remaining in the water which has come from colored foam chemicals used. Dyes are biodegradable but will take more time to break down than wash chemicals. The water may have a slight tint of green or blue but this coloration will not impact the performance of the water when reused.

SYSTEM CONFIGURATIONS

The Bio-Pro Complete Water Restoration System can be installed in the following configurations:

- **Above Ground** where equipment room space is available
- **Below Ground** in either concrete or fiberglass tanks

CAPACITY SIZES

Water restoration systems can be custom-built to any capacity or they come standard in sizes of 3,000 – 4,000 – 6,000 – 10,000 and 20,000 gallon per hour. Larger sizes can be designed and built to order.

SIZING SYSTEMS

When sizing a water restoration system it's important that the following is known:

- Maximum gallons of water used per vehicle
- Maximum number of vehicles that can be washed per hour, per wash bay
- The maximum amount of chemicals used per vehicle wash



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EXAMPLE OF BIO PRO COMPLETE SYSTEM AND INSTALLATION



BIO COMPLETE SYSTEM

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WATER**

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environmental protection.



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FIBERGLASS TANK INSTALLATION



SETTLING TANK INSTALLATION

EXAMPLE OF BUILDING FINISHES





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May 9, 2016

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

**RE: Garden Ridge Center Convenience Store
Rezoning Request and Master Development Plan Review Comments**

Dear Ms. Cain:

River City Engineering has reviewed the subject rezoning request from Residence – Agricultural (RA) to Commercial – Neighborhood Service District (B-1) for the Garden Ridge Center Convenience Store and no conflicts were identified within the City of Garden Ridge Ordinance #13.

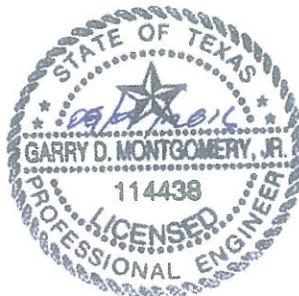
We offer the following comments on the Master Development Plan:

1. Water service will be provided by connection to the City of Garden Ridge watermain across FM 2252. This connection will need to be sized to meet the fireflow requirements of the development and provide adequate easements for future expansion of the watermain along Nacogdoches Road.
2. Sewer and car wash requirements will need to be coordinated with Comal County. Copies of all documents provided to the County and their correspondence shall be provided to the City of Garden Ridge for review and filing.
3. Coordinate right-of-way dedication or reservation with TxDOT. All water/sewer easements shall be outside of the proposed right-of-way expansion, if any.
4. The City will require 20-foot utility easements for water/wastewater utilities along FM 2252 and Nacogdoches Road.
5. Provide water use estimates for this development based on projections and historical data.
6. Provide proposed impervious cover calculation percentages for the development.

Feel free to contact our office with any questions regarding this project.

Sincerely,


Garry Montgomery, P.E.
River City Engineering, PLLC



n. Resulting from a delinquency or non-payment of water service bills-----\$ 40.00
Turn-On/Reconnection Charges.

Resulting or following a turn-off or disconnection due to delinquency
or non-payment of water service bills-----\$ 40.00

(NOTE: An additional charge of \$50.00 will be imposed for a turn-on or
reconnection required to be performed during non-regular working hours.)

o. Turn-Off & Turn-On Transfer of existing meter service to a new customer-----\$ 40.00

p. Customer Service Charges. As a general rule, the following service charges will not be assessed the first time Water Department personnel are called to service a problem which is determined, by the Water Department, to be the responsibility of the customer. However, if Water Department personnel are called and respond to a service call which has previously been pointed out (to the customer) as his or her area of responsibility, the following charges apply:

(1) On-Duty Service Calls
Minimum charge for the first half-hour ----- \$ 30.00
Each hour (or fraction thereof) thereafter ----- \$ 40.00

(2) Off-Duty Service Calls
Minimum charge for the first half-hour ----- \$ 35.00
Each hour (or fraction thereof) thereafter ----- \$ 45.00

q. Check returned for insufficient or non-sufficient funds----- \$ 25.00

r. Deposits

(1) Residential Water Deposit
(a) Owner -----\$ 150.00
(b) Renter -----\$ 150.00

(2) Commercial Water Deposit----- \$200.00

(3) Fire Hydrant or Temporary Service Deposit-----\$400.00

(Deposits refundable at termination of service minus any balance on account)

25.06 CUSTOMER FEES

The City of Garden Ridge Water Department may be assessed management fees, program fees and pumping fees for water that is allocated from, pumped from and/or supplied from the Edwards Aquifer and/or the Trinity Aquifer. The assessment of such fees as a pass-through fee to all water customers is authorized. Such fees will be collected from all water customers of the Garden Ridge Water Department. The charges will be billed monthly as a separate charge on customer water bills. No pass-through fees shall be charged if there is not metered use by the customer during the billing period. These charges shall be reviewed annually and adjusted as necessary for the full recovery of such fees assessed to the City of Garden Ridge Water Department.

SECTION 26 -- REQUESTS FOR SERVICE - GENERAL POLICY

26.01 -- REQUESTS FOR SERVICE -- GENERAL POLICY

The City of Garden Ridge Water Department has adopted the following Policies relative to requests for services:

Each request for services involving more than one meter, or where there is some question of adequacy of service, may be referred to the Water Department's Engineer for study. The cost of the Engineering Study and report will be paid for in advance by the petitioner.

The Engineer will evaluate the request to determine, under the existing circumstances, what would be the conditions of service and report this to the City Water Commission and to the petitioner.