



MINUTES OF CITY WATER COMMISSION
REGULAR MEETING
September 26, 2017

Members Present:

Chairman David Heier
Commissioner Andre Bullard
Commissioner Keven Harshbarger
Commissioner Ray Pitzen
Mayor Larry Thompson, ex-officio

Member Absent:

Vice-Chairman Richard Holloway
Commissioner Pat Ramirez

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, September 26, 2017 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen's Participation –limited to 30 minutes

No one signed up to speak.

3. Business Items

The City Water Commission may discuss, consider and/or take possible action on recommendation to the City Council on the following:

a) Minutes of the July 25, 2017 Water Commission Meeting

Motion: A motion was made by Commissioner Pitzen, seconded by Commissioner Bullard, to amend the comments made by Jim Bower (during citizen's comments?) to read, *spoke against the drilling of a proposed High School well near the City's wells 9 & 10, due to the negative impact it could have on Garden Ridge*. The Water Commission voted four (4) for and none (0) opposed. The motion passed unanimously.

Motion: A motion was made by Commissioner Pitzen, seconded by Commissioner Bullard, to approve the minutes of the July 25, 2017 Water Commission Meeting. The Water Commission voted four (4) for and none (0) opposed. The motion passed unanimously.

- b) **Request from Leon and Evelyn Timmermann, 9926 Trophy Oaks Dr., for the City of Garden Ridge to consider leasing their 25 acre feet of Edwards Aquifer Water which is located east of Cibolo Creek.**

i. **Recommendation to City Council.**

Nancy Cain, City Administrator, stated the Water Commission directed her to work with the Timmermanns to negotiate an agreement for the lease from the Timmermann's water rights. She stated originally the Timmermanns wanted to lease 35 acre feet of Edwards Aquifer Water to the City, but before the negotiations began, they reduced it to 25 acre feet. Ms. Cain stated the agreement details were worked out and the price will be \$135 per acre foot for a period of two years and the City will have first rights to purchase when the Timmermanns sell it.

The Water Commission discussed the purchase process and the current rate the City of Garden Ridge pays for other water leases. They also discussed the need of the water.

Nancy Cain, City Administrator, stated that having extra water rights will give the City a cushion in case there is a need for it.

Mayor Thompson stated that during the negotiations, the City was able to negotiate first right of refusal on the purchase of these water rights. He stated when EAA goes into pumping restrictions, the City will be in a better position going forward with the extra rights.

Motion: A motion was made by Commissioner Pitzen, and seconded by Commissioner Harshbarger, to recommend to the City Council to approve the request from Leon and Evelyn Timmermann, 9926 Trophy Oaks Dr., for the City of Garden Ridge to consider leasing their 25 acre feet of Edwards Aquifer Water which is located east of the Cibolo Creek at \$135 per acre foot for a period of two years and the City will have first right of refusal on purchase if/when they sell it. The Water Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

- c) **Resignation of Commissioner Pat Ramirez.**

i. **Recommendation to City Council**

Motion: A motion was made by Commissioner Harshbarger, and seconded by Commissioner Bullard, to recommend to the City Council to accept the resignation of Commissioner Pat Ramirez. The Water Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

- d) **Nominations and vote on:**

i. **Water Commission Chair**

Motion: A motion was made by Commissioner Bullard, and seconded by Commissioner Harshbarger, to nominate David Heier as Water Commission Chair. The Water Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

ii. **Water Commission Vice-Chair**

Motion: A motion was made by Commissioner Pitzen, and seconded by Commissioner Harshbarger, to nominate Richard Holloway as Water Commission Vice-Chair. The Water Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

- e) **Mayor Thompson to address the Water Commission regarding future water rate analysis and adjustments.**

Mayor Thompson provided an update on water billing adjustment issue items to the Water Commission. He stated he knows the Water Commission struggles with requests for water variances since the variance allowance was removed from the Ordinance. He stated normally when approving a variance request due to unforeseeable circumstances, it is natural to recommend that the requester pay only for the water cost and not the penalty surcharges. Moreover, other residents should not have to pay for their neighbor's mishaps, whether due to unforeseeable circumstances, lack of regular maintenance, or carelessness. However, determining the cost of the water has proven to be difficult. The City needs to re-evaluate its water rates. The true cost of the water is still being determined. He stated the City is working to load the Water Company with its true expenses because for years the Water Company was indirectly subsidized by the General Fund through shared labor, real estate and equipment. He stated that next year the Water Company will be loaded with 100% of its expenses. . The city will be commissioning a Water Rate Study this year to determine a rate structure that adequately supports the Water Company and is fair to all residents. He recommended leaving the variance adjustments as they are now until after the study is conducted. He stated he also feels a rate for commercial use should be created, especially considering the pending development of F.M. 2252.

f) Set date, time and location for next meeting (October 24, 2017 at 6:00 p.m.).

The next Water Commission meeting will be held on Tuesday, October 24, 2017 at 6:00 p.m. in the City Council Chambers.

g) Future Agenda Items.

The Water Commission added the following items:

- Electronic devices for water meters
- Study idea of providing water to the new high school to help mitigate the impact on Wells 9 & 10

4. Citizen Participation – 3 minute limit per citizen

Bryan Lantzy, 20515 Wahl Lane, thanked the Water Commission for serving.

Shelby Trial, 21657 Forest Waters, thanked the Water Commission for serving. He also spoke on selling back unused Edward Aquifer Authority Water Rights, water rates, and being proactive with the new high school water situation.

5. Adjourn

Motion to adjourn was made by Commissioner Pitzen and seconded by Commissioner Bullard. The motion passed unanimously and the meeting adjourned at 6:34 p.m.


David Heier, Chair

ATTEST:


Shelley Goodwin, TRMC
City Secretary