



MINUTES
WATER COMMISSION REGULAR MEETING
TUESDAY, JULY 28, 2020, 6:00 P.M.

Commissioners Present:

Chair Jesse Valdez
Vice-Chair Keven Harshbarger
Commissioner Dr. Richard Carmichael
Commissioner Joseph Haltaman
Commissioner James Mueller
Mayor Larry Thompson, Ex-officio

Commissioners Absent:

Commissioner Andre Bullard (Excused Absence)

City Staff, City Councilmembers, and Other Commissioners Present:

Nancy Cain, City Administrator
Jacob Parsons, Water Manager
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary

1. Call to Order

With a quorum of the Water Commissioners present, Chair Valdez called the regular meeting of the Garden Ridge Water Commission to order at 6:00 p.m. on Tuesday, July 28, 2020, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Valdez led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

The following items are for discussion, consideration, and/or action.

a) City Engineer Presentation

1. Advanced Metering Infrastructure System (AMI) and Meter Data Management System (MDMS).

i. Discuss and make recommendations regarding bid solicitation for an AMI and MDMS.

Chris Clark, City Engineer, summarized the bid solicitation for an AMI and MDMS. The Commission discussed the placement of an AMI system in the Water Master Plan and stated it was not an appropriate placement at this time. Mayor Thompson and Jacob Parsons, Water Manager, answered questions from the Commission.

Motion: A motion was made by Vice-Chair Harshbarger, seconded by Commissioner Haltaman, to recommend to City Council for consideration of a bid solicitation for an Advanced Metering Infrastructure System and Meter Data Management System pending legal review and grammatical corrections. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

2. FM2252 Wastewater Project.

i. City Engineer presentation on Wastewater Project.

Pat Lackey, City Engineer, provided a presentation on the FM2252 Wastewater Project (see attached). He answered questions from the Commission and explained the Commission's future role in this project.

b) Approvals

1. Minutes for June 23, 2020, Water Commission Regular Meeting.

Motion: A motion was made by Commissioner Mueller, seconded by Commissioner Haltaman, to approve the minutes for the June 23, 2020, Water Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

c) Discussions/Reports/Updates

1. Water Manager Monthly Activity Report.

i. Water Pumping/usage from City wells, Water system infrastructure maintenance, repairs and/or projects, and Water and/or Drought Management (current Watering Stage).

Jacob Parsons, Water Manager, reviewed the monthly water activity report from June and answered questions from the Commission. He stated the Water Master Plan Phase 1 is almost complete.

2. Items applicable to the Water Commission discussed at the July 1, 2020, City Council Regular Meeting.

Chair Valdez updated the Commission on the items applicable to the Commission discussed at the July 1, 2020, City Council Regular Meeting.

d) Recommendations

1. Request for water leak adjustment for 9296 Garden Ridge Drive for the billing period of April 23, 2020 – May 21, 2020.

i. Review and make a recommendation regarding the request.

The Commission reviewed the water leak adjustment request for 9296 Garden Ridge Drive submitted by Ezra Johnson; the requestor was in attendance to address questions from the Commission. The Commission discussed the Water Manager's proposal of a \$772.01 account credit based on a comparison of historical water usage data.

Motion: A motion was made by Commissioner Mueller, seconded by Vice-Chair Harshbarger, to recommend to City Council for consideration of a water leak adjustment for 9296 Garden Ridge Drive for the billing period of April 23, 2020- May 21, 2020, and credit the account in the amount of \$772.01. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

2. Request for water leak adjustment for 22008 Paseo Corto Drive for the billing period of April 23, 2020 – May 21, 2020.

i. Review and make a recommendation regarding the request.

The Commission reviewed the water leak adjustment request for 22008 Paseo Corto Drive submitted by Ernest Petrowsky; the requestor was not in attendance to address questions from the Commission. The Commission discussed the Water Manager's proposal of a \$375.13 account credit due to the Water Department's investigation of data revealing a water loss from two billing periods.

Motion: A motion was made by Commissioner Haltaman, seconded by Commissioner Dr. Carmichael, to recommend to the City Administrator for consideration of a water leak adjustment for 22008 Paseo Corto Drive for the billing period of April 23, 2020- May 21, 2020, and credit the account in the amount of \$375.13. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Request for water leak adjustment for 22111 Cristobal Drive for the billing period of February 20, 2020 – March 23, 2020.

i. Review and make a recommendation regarding the request.

The Commission reviewed the water leak adjustment request for 22111 Cristobal Drive submitted by Tracy and Brad Borron; the requestor was not in attendance to address questions from the Commission. The

Commission discussed the Water Manager's proposal of a \$96.78 account credit due to the Water Department's investigation of data revealing a water loss from the billing period. The Commission discussed the Water Manager's second proposal of a \$471.04 account credit based off the leak adjustment request of three billing periods.

Motion: A motion was made by Commissioner Dr. Carmichael, seconded by Commissioner Mueller, to recommend to the City Administrator for consideration of a water leak adjustment for 22111 Cristobal Drive for the billing period of February 20, 2020- March 23, 2020, and credit the account in the amount of \$96.78. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

4. Discuss and make possible recommendation on Fire Flow Service.

Jacob Parsons, Water Manager, spoke regarding adding Fire Flow Service to allow customers outside the City's Certificate of Convenience and Necessity to obtain water in an emergency. Nancy Cain, City Administrator, explained the process of adding the Fire Flow Service Agreement into Ordinance No. 54. Vice-Chair Harshbarger questioned the amount of \$600 for the security deposit and Jacob Parsons, Water Manager, stated it would be reduced to \$400.

Motion: A motion was made by Vice-Chair Harshbarger, seconded by Commissioner Haltaman, to recommend to City Staff to make adjustments based on suggestions from the Commission to the Fire Flow Service Agreement and Ordinance No. 54. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

5. Water Commission activities and projects.

i. Discuss and make possible recommendations on Ordinance Review Project.

Commissioner Mueller updated the Commission on the Ordinance Review Project. Chair Valdez spoke regarding Ordinance No. 159 being included in the draft Zoning Ordinance and the steps to repeal the ordinance in the future.

ii. Update of Commissioner's activities and projects.

The Commission discussed their activities and projects. Commissioner Mueller spoke regarding commercial water rates. Commissioner Dr. Carmichael and Commissioner Haltaman stated they would meet with Nancy Cain, City Administrator and Jacob Parsons, Water Manager, to discuss the expiring water leases.

iii. Discuss and make possible recommendations on future meetings or direction regarding Water Commission activities and projects.

Commissioner Dr. Carmichael and Commissioner Haltaman will form a new sub-committee for the FM 2252 Wastewater Project.

6. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; providing a savings clause; and providing an effective date.

i. Discuss and make recommendations related to application of Ordinance provisions to Commission members, if needed.

Chair Valdez spoke regarding the Commissioners required attendance at two City Council meetings in a calendar year. Marisa Spencer, City Secretary, spoke regarding upcoming changes to Ordinance No. 210. Mayor Thompson stated City Council will discuss virtual attendance due to COVID-19 at the next Council meeting.

e) Future Agenda Items

1. Commissioners input on agenda items.

The Commission had none at this time.

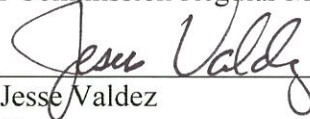
2. Announce the date, time, and location for next meeting (August 25, 2020, at 6:00 p.m. at City Hall).

Chair Valdez announced the next Water Commission Regular Meeting will be held on Tuesday, August 25, 2020, at 6:00 p.m. at City Hall in the City Council Chambers.

6. Citizen Comment Period: No one wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Harshbarger, seconded by Commissioner Dr. Carmichael, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, July 28, 2020, Water Commission Regular Meeting was adjourned at 8:56 p.m. by Chair Valdez.

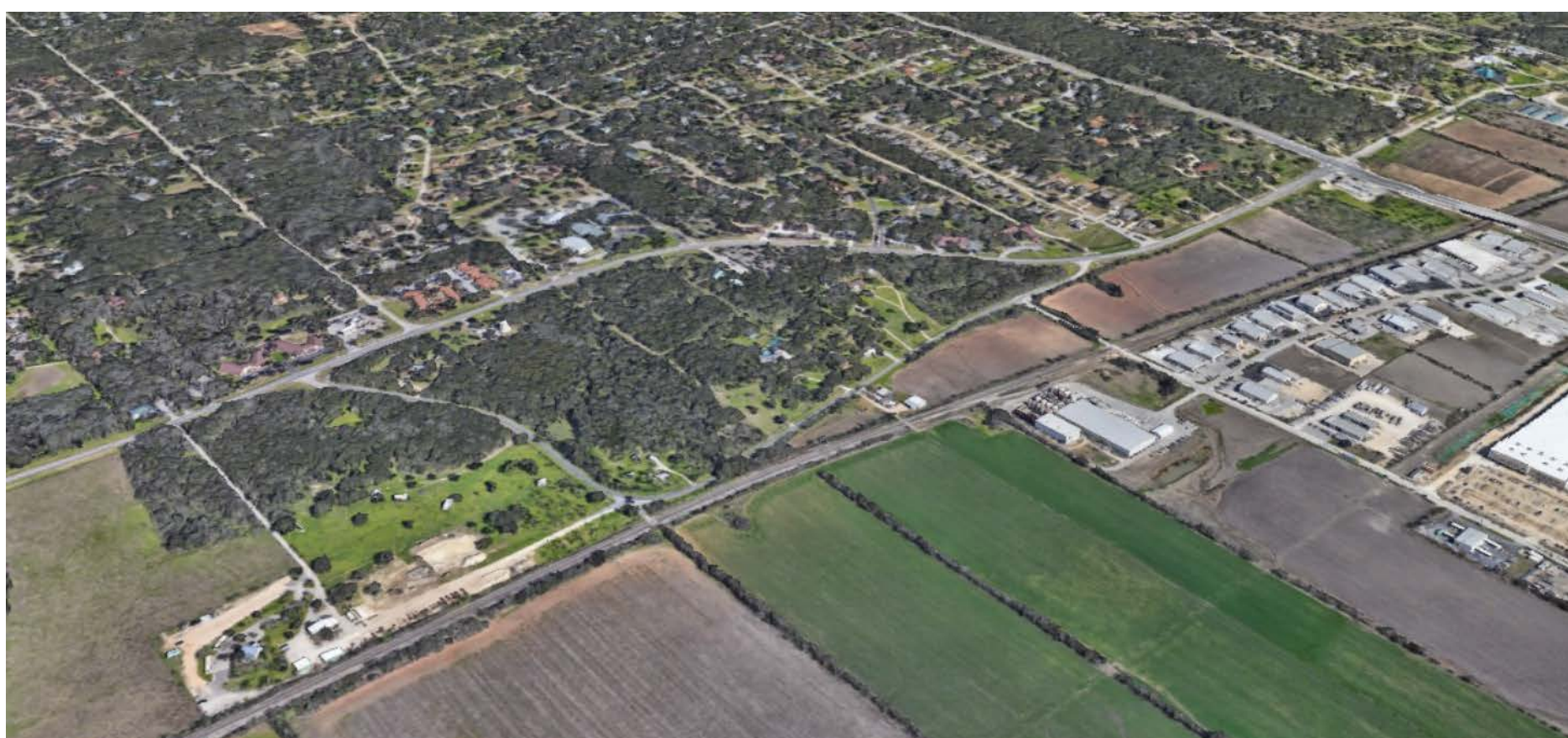


Jesse Valdez
Chair

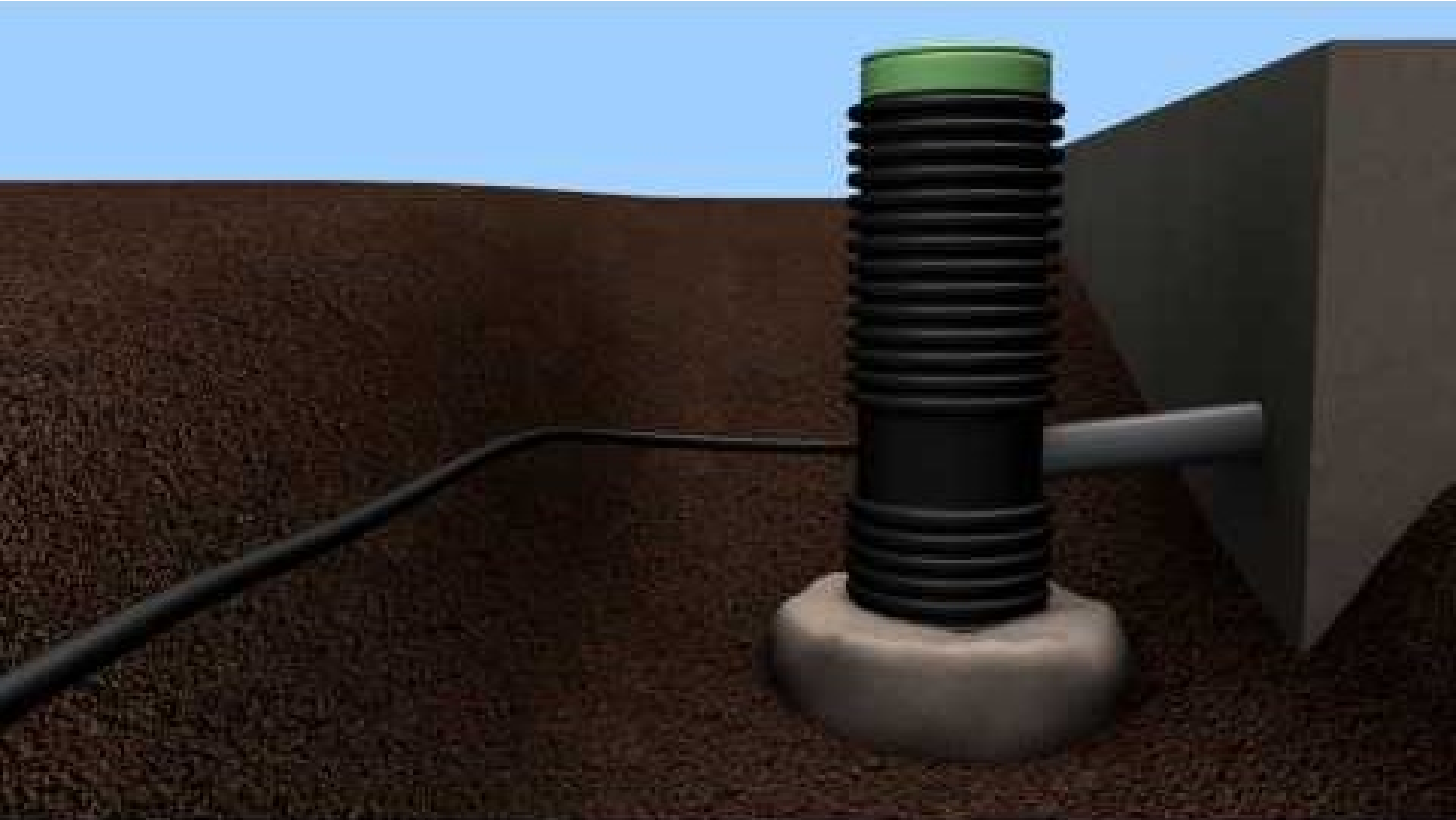
ATTEST:



Kat Balbi
Assistant City Secretary



Garden Ridge Sewer System



GRINDER PUMP OVERVIEW

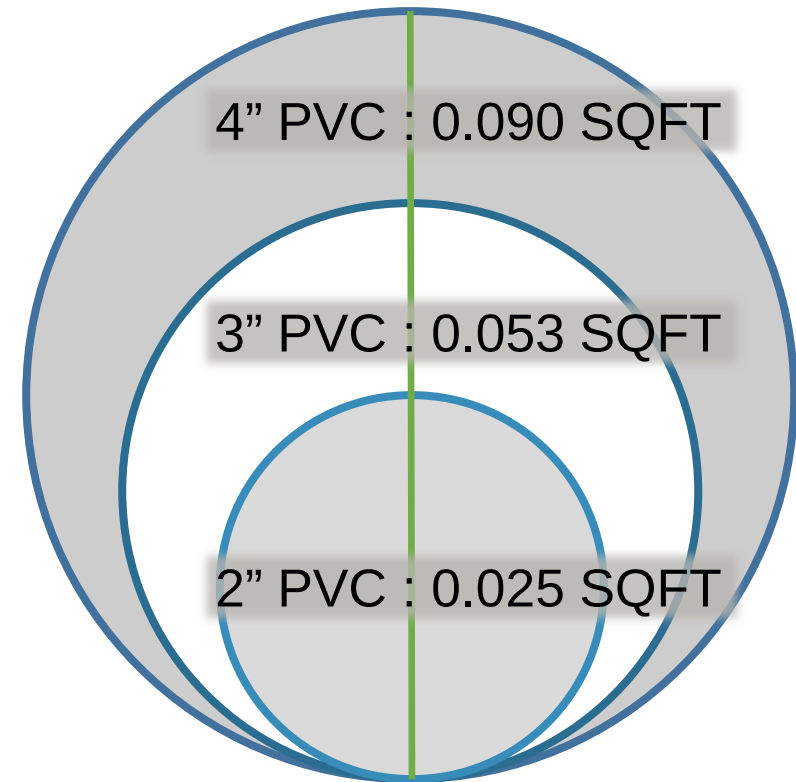
<https://youtu.be/V34mSy6ZLwE?t=5>

Table 2 Wastewater LUE Allocation

Development	Wastewater LUE
5/8" Water Meter	1
3/4" Water Meter	1
Duplex with single 5/8" meter per side	1
Office	1 per 3000sq-ft
Office Warehouse	1 per 4000sq-ft
Retail; Shopping Center	1 per 1660sq-ft
Restaurant	1 per 200sq-ft
Church	1 per 70-Seats
High/Middle School	1 per 13 Students
Elementary School	1 per 15 Students

2016 Wastewater Master Plan & Impact Fee Study

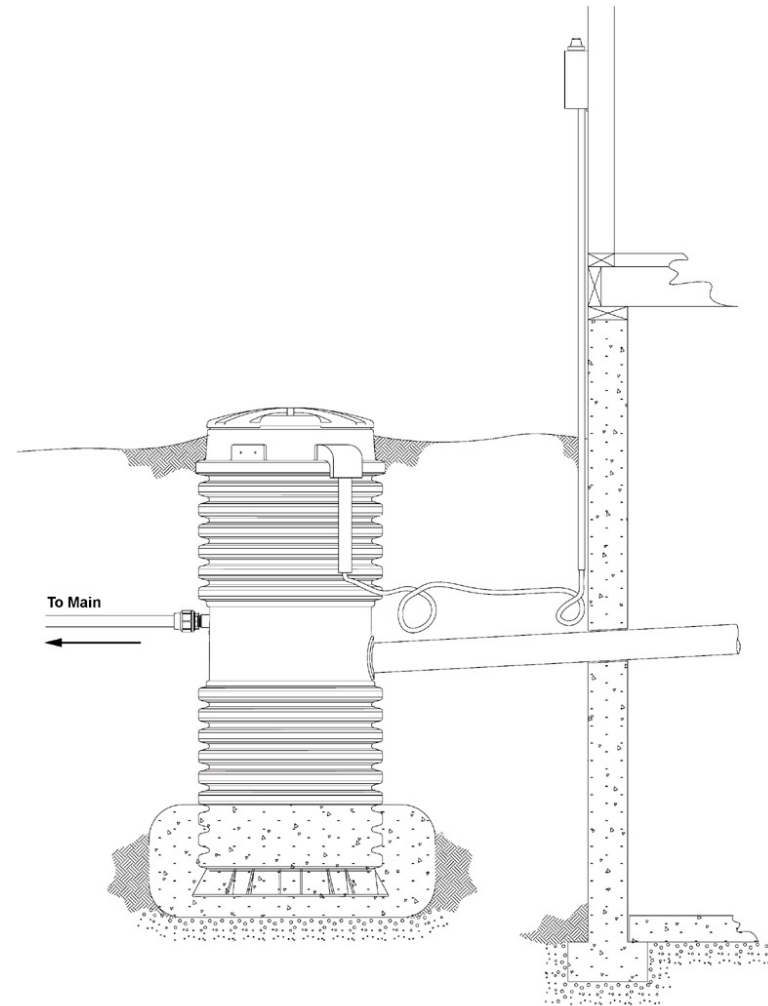
The Living Unit Equivalent (LUE) is defined as the average wastewater flow produced by a single-family residence, 250 gallons-per-day.



SRD 21 PVC Pipe Diameters

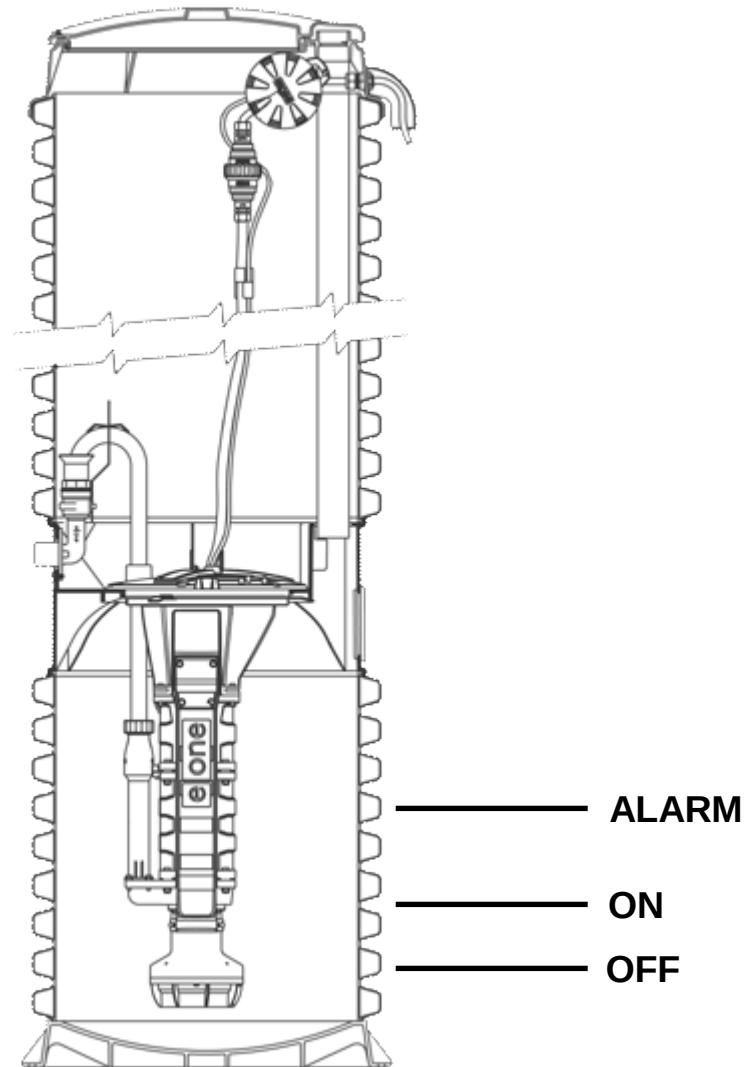
The System

- A grinder pump station is located in the yard of each home.
- Sewage flows into the station from the building's sewer line (typically 4-inch)
- The basin contains a specially-designed grinder pump with integral level controls



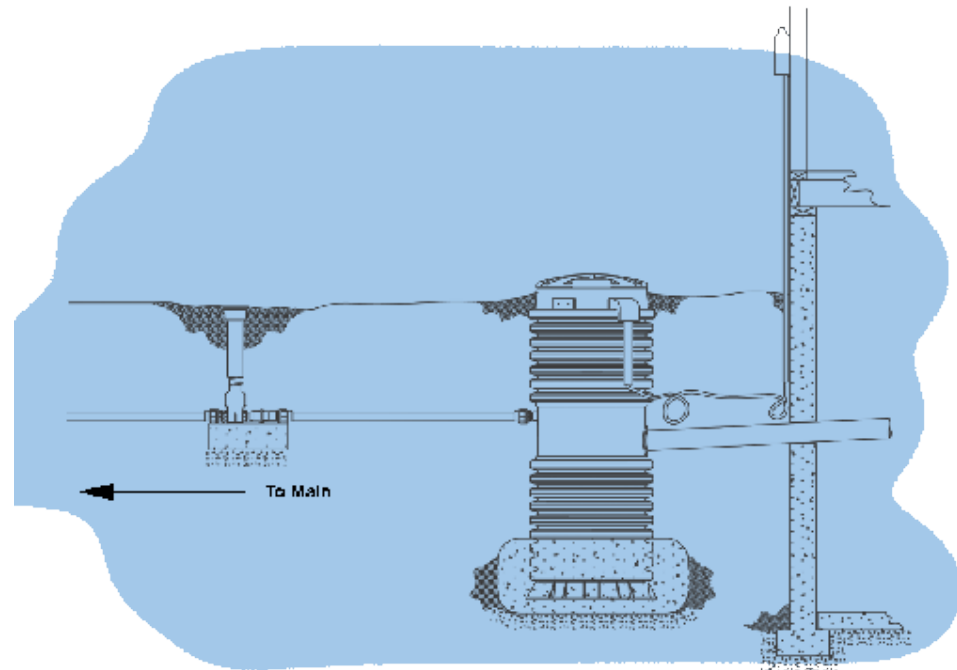
The System

- The pump is activated when the depth of sewage in the tank reaches a predetermined “on” level and continues to run until it reaches the “off” level.
- The run time is short, power consumption is low, and a long pump life is ensured.
- The pump grinds the solids in the sewage and then discharges it into the sewer main.



The System

- The grinder pumps are connected to a small-diameter, low pressure main laid along the edge of the roadway, following the contour of the land.
- The low pressure main delivers the wastewater to a central treatment system, lift station, manhole, or force main.
- Transporting sewage several thousand feet to a discharge point at a higher elevation is commonly accomplished with low pressure sewers.



When to Use Pressure Sewers



- Hilly terrain
- Rocky soil conditions
- High groundwater table
- Flat terrain
- In conjunction with existing sewage collection systems to expand the service area

When to Use Pressure Sewers

- Protect existing infrastructure
- Replace failing septic tanks with central sewage collection
- Simple, low-cost installation for new or existing communities
- Saves environmentally sensitive areas
- Allows development of land previously considered “marginal”
- Well-suited to trenchless technology

Advantages of Pressure Sewers



- Minimizes the number of lift stations and manholes
- Small-diameter pipe does not require maintenance or flushing of lines
- Low system maintenance costs
- Eliminates infiltration and inflow, minimizing the size of the treatment plant and eliminates breaking T.C.E.Q. permits.

Advantages of Pressure Sewers

- Small pipes follow the contour of the ground
- Minimal disruption to lawns, roads and underground utilities
- Lower installed cost compared to conventional collection systems
- Deep trenches are eliminated
- Immediate and easy restoration



Advantages of Pressure Sewers

Flexibility

- Pump directly to a municipal or on-site treatment plant — no need to pre-treat
- Pump into an existing gravity manhole, lift station, gravity main or force main
- Pump to a community septic tank

Energy Consumption

In Kilowatt Hours

Appliance	Typical Annual Usage
Air Conditioner	2000
Clothes Dryer	1200
Refrigerator	750
Television	500
Typical Grinder Pump	200
Coffee Maker	100
Vacuum Cleaner	45
Clock	17

Models: Gatorgrinder

- Durable fiberglass basin
- Open wetwell station
- 30" X 60" FRP tank has 100 gallons of storage above the alarm level
- Allows the service personnel to evaluate the water level during a service call



Ease of Installation

- Complete with FRP tank, grinder pump, power supply cable, check valve/anti-siphon valve, cut-off valve, all the internal discharge piping and the alarm panel
- No junction box
- No floats
- Field installed sewer inlet
- SS Discharge flange factory installed
- Only one electrical circuit required for operation

