

The La Vernia City Council held a Workshop on February 25, 2013 6:30 p.m. at City Hall, La Vernia, Texas.

Item No. 1. Call to Order Mayor Gregory called the workshop to order at 6:35 p.m. and declared a quorum. Councilmen Marie Gerlich, Randy Leonard, Bobby Richter, John Richter, and Eloi Cormier were in attendance. City Secretary-Treasurer Angela Cantu, Public Works Director Jason Mills, Code Enforcement Officer/Project Coordinator Janet Thelen, and City Engineer from CEC Gary Martin were also in attendance.

Item No. 2.A. Discuss Mayor Gregory explained to Clarence Littlefield with Southwest Engineers the Council's reason behind choosing the option they chose for the project at a prior workshop. Basically, we can afford this option without having to change our current water rates and we would like Mr. Littlefield to clarify the numbers to ensure this. Mr. Littlefield stated that the issue with drilling a new well so close to where #5 is that the pumping of the sand created a void. Therefore, we need to be at least 200 feet from #5 which we cannot do on the land we have. We can, however, move 100 feet away and drill in the corner of the property. Mr. Callaway stated that he thought you had to be at least 500 feet from existing well per TCEQ and Mr. Littlefield stated that it is only 150. Mr. Littlefield also stated that we need to make sure there is adequate gravel packing above the screen otherwise you get sand. Also Southwest Engineers is proposing an 18 inch bore hole with an 8 inch casing so that they can continue to add gravel pack if more is needed. Mr. Littlefield stated that Kave checked with three drillers who quoted prices of \$450,000 to \$400,000 but one stated they could complete the work for \$337,000. Councilman Leonard stated that the engineering costs went up from the last set of prices Southwest provided and Mr. Littlefield stated that items #10 & #11 were the cause of that. Councilman Leonard stated that he sent a sample to a company who gave a quote of \$99,000 to build the filtration system. Mr. Littlefield stated that the slab would cost \$209,000 and Councilman Leonard stated that basically need to get cost down or we will not be able to afford. He stated that we would have to raise our water rates if we cannot afford the proposal and that is a big factor for the City. Mr. Littlefield stated that he needed to know what you have in the options for construction and Councilman Leonard explained what components came in to play in our construction cost. Mr. Littlefield stated that in order to not have the pumps at HEB run all the time a timer can be put on them so they only run for a preset amount of time. He also stated if we used Southwest Engineering's option #3 we can save a about \$40,000 to \$50,000 with using the backwash for irrigation. Mayor Gregory put Councilman B. Richter in charge of negotiating with that property owner. Councilman Leonard asked if Southwest Engineering was planning on reusing anything from the old pump house and Mr. Littlefield stated that they would put the controls in the building and the pumps outside. Councilman Leonard asked if \$80,000 is enough for the skata system. Mr. Littlefield stated that the controls are simple, when the tower wants water it sends signal and when it is full the well goes off. There is a modulating valve that maintains water level and the only skata is a remote signal from tower. Councilman Leonard asked if the \$80,000 is enough for the electrical as well and Mr. Leonard stated that it is. Councilman Leonard asked where the bid documents are in the list of fees and Mr. Littlefield stated that fee is in with the engineering fees. Councilman Leonard asked for a breakdown of what the \$38,000 entails in writing. Councilman Leonard asked if this includes four site visits and Mr. Littlefield stated that it does as well as the plant work, hydro geologist, and inspections. Councilman Leonard asked how many contracts we would have. Mr. Littlefield stated that there would be one well driller who drills the well and pours the slab. There would be one from the plant contract who does everything else who will also have a sub-contractor. He also stated that one of the contractors is out of Bryan and the other one is out of Austin. Councilman

Leonard asked if the contractors are required to purchase the items specific to the bid documents and Mr. Littlefield stated that yes they are or the equivalent. Councilman Leonard stated that the next step would be to fill out scope of work to define exactly what we are going to ask Southwest Engineering to do which is basically everything that is outlined with explanation of engineering fees. He stated that it would be on the next regular City Council meeting to vote be voted on. He asked if we give Southwest Engineering notice to proceed on March 15th, how long would it take them to prepare and Mr. Littlefield said it should only take a couple of weeks and we could be able to drill during the window of the cranes. Councilman Leonard stated that we will have to give Naiesmith the new construction costs and description of work so they can submit it for grant application.

Mayor Gregory took a five minute recesses after this item.

Item No. 2.B. Discuss Gary Martin from Civil Engineering Consultants stated that he saw technical memo that Rick Myrick had presented at the Council meeting recommending the New Braunfels model to follow. Mayor Gregory stated that there has been no discussion regarding this item since the Council meeting. Councilman Leonard stated that he has a problem with leaving the decision to staff to make and would like something a little more like Austin's plan with a specific list of exemptions. Mr. Martin stated that it is not up to staff that the plan would outline where you fell for review depending on the amount of impervious cover. Mr. Martin stated that the New Braunfels plan allows some latitude to approve by staff and if not then the city engineer needs to approve. He stated that anything under 1,000 square feet is minimal impact and when you get to 1,001 to 5,000 it would depend on the size of the property. Basically we are trying to make this process easier for homeowners and small businesses to make improvements. Councilwoman Gerlich would like a better definition of "staff" and Mr. Martin stated that you can run into problems if you have a specific title and that person is out of the office. Code Enforcement Officer stated that the application states that the local flood plane administrator or his/her designee however most stuff will still need the city engineer to review. Councilman Leonard wrote up a small paragraph for less than 5,000 square feet. Mr. Martin stated that we need to make sure whatever is done is cumulative and that the difference between what Councilman Leonard wrote up and what is before them is the wording "any development inside the 500 year flood" is too specific. We have to state in the ordinance that there can be no rise to neighbor due to state law. Mayor Gregory stated that he feels we should be prudent and not have a blanket size. Councilman Leonard stated that according to Austin's ordinance with the list of exceptions anything under 5,000 square feet does not need study and anything over does. Mr. Martin explained that there should be some sort of ratio regarding impervious cover. Code Enforcement Officer Thelen stated that most cities already have a maximum impervious cover ratio in their ordinance. Mr. Martin stated that it is good idea for a residential property and to not trump what the zoning ordinance allows for with that ordinance. Mayor Gregory stated that the majority of our complaints are not residential but on small development on the commercial side. He also stated that if we would like to move to a less restrictive ordinance then you are going to have to go somewhere and to cut costs it would make sense to allow staff to review. Mr. Martin stated that you don't want people to come in to the City and develop here because they can skirt around things. Councilman B. Richter stated that he likes the idea of using ratios. Mayor Gregory stated that he thinks we should move forward with by sending this back to Planning and Zoning Commission to add impervious cover standards. Councilman Leonard stated that he was at a loss. Mr. Martin explained instead of looking at square footage look at the percentage. For example, if you have a 2,000 square foot lot and want to put in 900 square feet of cover then you don't need a study if your subdivision

has already been platted. If a previous study has not been done and you intend to exceed the ratio then a study will have to be done. Mayor Gregory asked Councilman Leonard what he was trying to achieve and Councilman Leonard stated that Rick Myrick, also from CEC, stated that we could allow small businesses to be exempt. Mr. Martin stated that you are trying to adopt to the City's needs and maintain a good ordinance. Mayor Gregory suggested that this item go back to the P & Z to state what amount of cover to allow and then bring back to Council for approval.

Item No. 2.C. Discuss Councilman Leonard asked if we have to have a separate impact fee for each project. Mr. Martin stated that CEC did the study in 2009 and now we will need to update the capital improvement plan based on new development. He stated that we should have a drainage plan then have fee based on the impact of that plan for projects identified. Mr. Martin also stated that very little would be needed to maintain the current system. Councilman Leonard stated that we have to make major changes to the current system and we need to collect fees to cover those costs. Mr. Martin stated that moving the sewer plant would be expensive because the lines would need to be upsized. Mayor Gregory stated that we are currently sitting at 40% capacity of our plant and Mr. Martin stated that according to TCEQ you have to start planning an upgrade when you hit 75% capacity. Mr. Martin also stated that we may want to think about moving race track where it would be safer which would be cheaper than shoring up the bank. Mayor Gregory stated that he would like to have the Impact Fee Advisory Committee get together with CEC. He stated that first staff needs to review what has and has not happened in our current plan. Mr. Martin stated that since CEC has already done a plan for the City this would be just updating therefore it should be easy and inexpensive. However, the drainage will be much more detailed.

Item No. 3. Adjournment With no further discussion the meeting adjourned at 9:58 p.m.



Robert Gregory, Mayor



Angela Cantu, City Secretary



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