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## **AGENDA**

**The Center City Council will meet in Regular Session on Monday, March 25, 2019 at 5:00 p.m. in Council Room at Center City Hall. The following items are on the agenda for appropriate action:**

- I. Welcome Guests and Visitors.**
- II. Public Hearing:**
  1. Application 2019-1 Specific Use Permit for 213 San Augustine Street.
- III. Approval of Minutes of the Regular Meeting on March 11, 2019.**
- IV. Discuss Consider and Action on the Following:**
  - A. Approve Ordinance 2019-06 Amending Drought Contingency Plan.
  - B. Approve Specific Use Permit Application for 213 San Augustine Street.
  - C. Approve Portacool Park Use Permit Change.
- V. Items of Interest from Council and City Manager and Citizens – No Action Items.**
- VI. Executive Session**

Consider entering executive session for legal consultation with the City Attorney and discussion of pending litigation, personnel matters and land acquisition with possible action related thereto upon reconvening in open session in accordance with Government Code Section 551.071, 551.072 and 551.074
- VII. Adjournment.**

## MEMORANDUM

TO: Mayor and City Council

FR: Chad D. Nehring, City Manager



Date: March 22, 2019

RE: Agenda Comments for Workshop & Regular Meeting of March 25, 2019

### WORKSHOP MEETING AGENDA:

- I. Presentation of Preliminary Financial Forecast FY 2020  
The financial forecast has become the initial step in the budgeting process to provide a multiyear projection ensuring that long term financial stability is at the forefront when developing our annual budget. Mr. Gibson will provide an overview of the forecast based on current conditions, assumptions of changes to revenues and expenditures. Additionally, options for funding of proposed capital projects will be presented and likely impacts as well as various alternatives to be discussed.

### REGULAR MEETING AGENDA:

- II. Public Hearing – Specific Use Permit – 213 San Augustine  
The Zoning Ordinance requires public hearings before the Planning & Zoning Commission and the Council prior to action on any amendment to the zoning ordinance or consideration of any applications. Required notices were mailed and one effected property owner contacted staff in support of the application with none appearing at the P&Z Hearing, so no negative comments have been received. The application and specific information is included in the packet.
- IV.A. Approve Ordinance 2019-06 – Amending the Drought Contingency Plan  
This is virtually the same document presented a month ago. Upon TCEQ final review they wanted some specific figures included for use reduction as targets. That minor change has been made but adoption has to be by the Council and cannot be modified with readopting.
- IV.B. Approve Specific Use Permit Application – 213 San Augustine  
This item is not a rezoning of the property at 213 San Augustine (formerly Ivan Smith Furniture) but does grant use for “Storage, Repair or Furniture & Fixtures” as the classification identified in the zoning ordinance and allowing use in a C-1 district upon obtaining a specific use permit. In the absence of a definition for this classification, the Planning & Zoning Commission determined at its March 21

meeting, that the intended use generally conformed with their determination of allowable uses within this classification. After discussion, the P&Z unanimously recommended this application be approved for specific use permit under the classification inclusive of existing conditions (parking, setbacks, access, etc.) of the site being suitable for the granted use.

IV.C. Approve Portacool Park Use Permit Change

The permit granted for March 23<sup>rd</sup> has requested to be moved to April 13<sup>th</sup>. There are no conflicts for this adjusted date but since it is a commercial event the ordinance for permits requires Council approval.

IV. Items of Interest:

1) Downtown Project

Now that completion of plans is able to be reasonably projected, a timeline for project milestones and decision points is included as well as a general project information letter sent to downtown area businesses and property owners.

**MINUTES OF THE CITY OF CENTER  
CITY COUNCIL MEETING  
REGULAR MEETING  
March 11, 2019**

The Center City Council met in a regular session on Monday, March 11, 2019 at 5:00 p.m. in the Council Chambers at Center City Hall. The meeting was open to the public. Notices were properly posted of the date, place and hour and the news media was notified. The following members were present:

David Chadwick	-	Mayor	
Leigh Porterfield	-	Mayor Pro Tem	
Joyce Johnson	-	Council Member	
Howell Howard	-	Council Member	
Jerry Lathan	-	Council Member	Absent
Terry Scull	-	Council Member	
Randy Collard	-	Council Member	
Chad Nehring	-	City Manager	
Barbara Boyd	-	City Secretary	
John Price	-	City Attorney	

Guests signed the register.

**Item I. Mayor David Chadwick opened the meeting at 5:13 pm and welcomed the visitors.**

**Item II. Approval of Minutes of the Regular Meeting on February 11, 2019.**  
Council Member Joyce Johnson made a motion to approve the minutes. Council Member Terry Scull seconded the motion. All voted in favor.

**Item III. Consider Discussion and Possible Action on the following:**

- A. Approve Portacool Park Use Permit. City Manager Chad Nehring stated this permit application is for an event at Portacool park for an event Pilgrim's Pride would like to host. The representative from Pilgrim's Pride was in attendance and was available for further explanation of the event. Council member Leigh Porterfield made a motion to approve the Portacool Park Use Permit. Council member Howell Howard seconded the motion. All voted in favor.
- B. Acceptance of Annual Racial Profiling Report. City Manager Chad Nehring stated state law requires the compilation of various law enforcement data on an annual basis. Council Member Howell Howard made a motion to accept the Annual Racial Profiling Report. Council Member Randy Collard seconded the motion. All voted in favor.

**Item IV. Items of Interest from Council and City Manager, and Citizens – No Action Items.**



**Item V. Executive Session.**

Consider entering executive session for legal consultation with the City Attorney and discussion of pending litigation, personnel matters and land acquisition with possible action related thereto upon reconvening in open session in accordance with Local Government Code Section 551.071, 551.072 and 551.074.3.

**Item VII. Adjournment.** Mayor David Chadwick adjourned the meeting at 5:22 pm.

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David Chadwick, Mayor

Attest:

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Barbara Boyd, City Secretary

## **ORDINANCE NO. 2019-05**

**AN ORDINANCE OF THE CITY OF CENTER, TEXAS, AMENDING THE WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN; ESTABLISHING DATA, INFORMATION AND POLICY FOR WATER CONSERVATION PROGRAMS; ESTABLISHING CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES AND RESTRICTIONS ON CERTAIN WATER USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT, A SEVERABILITY CLAUSE, A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND AN EFFECTIVE DATE**

**WHEREAS**, Section 11.1271 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require the holder of an existing permit, certified filing, or certificate of adjudication for the appropriation of surface water in the amount of 1,000 acre-feet a year or more for municipal, industrial, and other non-irrigation uses to develop, submit, and implement a water conservation plan; and

**WHEREAS**, Section 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public and wholesale water supply systems in Texas to prepare a drought contingency plan; and

**WHEREAS**, as authorized under law, and in the best interests of the citizens of Center, Texas, the City Council deems it expedient and necessary to establish certain rules and policies for the ongoing conservation of water and the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTER:**

- Section 1.** That the City of Center, Texas Water Conservation & Drought Contingency Plan 2019 attached hereto and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City.
- Section 2.** That all ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed and that all others not in conflict shall remain in full force and effect.
- Section 3.** Should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.
- Section 4.** Any individual, business, firm, company, or corporation found guilty of violating this ordinance including the Drought Contingency Plan shall be deemed guilty of committing a misdemeanor and upon conviction in the Municipal Court of the City of Center shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00) for each offense as defined in Section 1-17 of the Center Code of Ordinances.
- Section 5.** This ordinance shall take effect immediately upon passage by the City Council of the City of Center and the publication of the caption, as the law in such cases provides.

**PASSED AND APPROVED** this the 25<sup>th</sup> day of March, 2019

**CITY OF CENTER:**

\_\_\_\_\_  
David Chadwick, Mayor

**ATTEST:**

\_\_\_\_\_  
Barbara Boyd, City Secretary



## Water Conservation & Drought Contingency Plan

2019

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## DECLARATION OF POLICY, PURPOSE, AND INTENT

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, to protect and preserve public health, welfare, and safety, and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Center hereby adopts the following practices, regulations, and restrictions on the delivery, use, and consumption of water by City Ordinance.

Water uses regulated or prohibited under this Water Conservation and Drought Contingency Plan are considered to be wasteful, non-essential, or discretionary. Uses of water considered wasteful or violations of restricted uses during times of water shortage or other emergency water supply conditions subjects the offender(s) to penalties as defined in the Implementation and Enforcement section of this Plan.

## AUTHORIZATION

The City Manager or his/her designee is hereby authorized and directed to implement this Water Conservation Plan and the applicable provisions of this Drought Contingency Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

## APPLICATION

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City of Center. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

## OVERVIEW

### GEOGRAPHY

The City of Center is located on seven square miles in the center of Shelby County and is seventeen miles from the Louisiana border. The City is in the Sabine River Basin within the geographical boundaries of the Region I East Texas Regional Water Planning Group. Currently, there are approximately 5,300 residents.

### CLIMATE

The average annual rainfall during 2018 for Center is 54.24 inches with the month December typically having the most rainfall (5.5 inches). The City averages 93 days with rainfall each year. Monthly temperature averages range from 52.2°F in January to 97.3°F in July. On average, there are 100 days per year where the temperature exceeds 90°F and 40 days where the temperature falls below 32°F.

### WATER RESOURCES

The City of Center obtains 100% of its water from Lake Pinkston and Center Lake and holds Certificates of Adjudication 06-4404 and 05-4657 respectively for a combined total of 5,260 acre-feet authorized for municipal use. The water rights certificates can be found in Appendix A.

Lake Pinkston



Center Lake





## INTRODUCTION

### OBJECTIVE

The objective of Center's Water Conservation and Drought Contingency Plan is to increase efficiency of water use and reduce water demands without adversely affecting the population and economic growth of the City. The fundamental strategy for this Plan is to promote and publicize water conservation activities and drought management strategies in order to meet our water conservation goals and respond appropriately to water supply concerns or emergencies.

The City of Center recognizes that the amount of water available to the City and its water utility customers may be limited and subject to depletion during periods of extended drought. Representing the best interests of the citizens of Center, Texas, the City deems it expedient and necessary to establish and maintain certain rules and policies for the ongoing conservation of water and the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

### STATUTORY REQUIREMENTS

Texas Water Code §11.1271. **ADDITIONAL REQUIREMENTS: WATER CONSERVATION PLANS.** (b) The commission shall require the holder of an existing permit, certified filing, or certificate of adjudication for the appropriation of surface water in the amount of 1,000 acre-feet a year or more for municipal, industrial, and other uses, and 10,000 acre-feet a year or more for irrigation uses, to develop, submit, and implement a water conservation plan, consistent with the appropriate approved regional water plan, that adopts reasonable water conservation measures as defined by Subdivision (8)(B), Section 11.002, of this code.

Texas Water Code §11.1272. **ADDITIONAL REQUIREMENT: DROUGHT CONTINGENCY PLANS FOR CERTAIN APPLICANTS AND WATER RIGHT HOLDERS.** (a) The commission shall by rule require wholesale and retail public water suppliers and irrigation districts to develop drought contingency plans consistent with the appropriate approved regional water plan to be implemented during periods of water shortages and drought.

## RULE REQUIREMENTS

Title 30 Texas Administrative Code, Chapter 288.30 **REQUIRED SUBMITTALS.**

(1) Water conservation plans for municipal, industrial, and other non-irrigation uses. The holder of an existing permit, certified filing, or certificate of adjudication for the appropriation of surface water in the amount of 1,000 acre-feet a year or more for municipal, industrial, and other non-irrigation uses shall develop, submit, and implement a water conservation plan meeting the requirements of Subchapter A of this chapter (relating to Water Conservation Plans). The water conservation plan must be submitted to the executive director not later than May 1, 2005. Thereafter, the next revision of the water conservation plan for municipal, industrial, and other non-irrigation uses must be submitted not later than May 1, 2009, and every five years after that date to coincide with the regional water planning group.

(5)(B) For all the retail public water suppliers, the drought contingency plan must be prepared and adopted not later than May 1, 2005 and must be available for inspection by the executive director upon request. Thereafter, the retail public water suppliers shall prepare and adopt the next revision of the plan not later than May 1, 2009, and every five years after that date to coincide with the regional water planning group. Any new retail public water supplier providing water service to less than 3,300 connections shall prepare and adopt a drought contingency plan within 180 days of commencement of operation, and shall make the plan available for inspection by the executive director upon request.

(6) Drought contingency plans for wholesale public water suppliers. Wholesale public water suppliers shall submit a drought contingency plan meeting the requirements of Subchapter B of this chapter to the executive director not later than May 1, 2005, after adoption of the drought contingency plan by the governing body of the water supplier. Thereafter, the wholesale public water suppliers shall submit the next revision of the plan not later than May 1, 2009, and every five years after that date to coincide with the regional water planning group. Any new or revised plans must be submitted to the executive director within 90 days of adoption by the governing body of the wholesale public water supplier. Wholesale public water suppliers shall also provide a copy of the drought contingency plan to the regional water planning group for each region within which the wholesale water supplier operates.



## REPORTING REQUIREMENTS

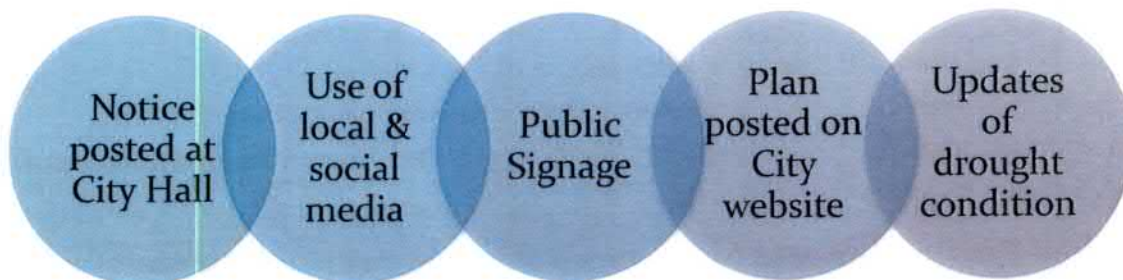
The Texas Water Development Board (TWDB) requires that the City submit a Water Conservation Plan every five years to coincide with the Regional Water Planning Cycle. The TWDB also requires that the City submit the following information annually:

1. Water Loss Audit
2. Annual Report
3. Water Use Survey

The Texas Commission on Environmental Quality (TCEQ) requires that the City submit a Water Conservation & Drought Contingency Plan every five years to coincide with the Regional Water Planning Cycle.

## PUBLIC EDUCATION

Opportunity for public input is always available at City Council meetings, City events, telephone, and email. The City of Center will periodically provide the public with information about this Plan, including information, and/or notification, about ongoing water conservation efforts, the conditions under which each drought stage would be initiated or terminated, and the drought response measures to be implemented in each stage. This information will be provided by means of posted notices, local radio and television announcements, public signage, and other public activities.



## PROHIBITION ON WATER WASTE AND NON-ESSENTIAL USES

### PROHIBITION ON WATER WASTE

Following the guidelines set forth by the TWDB, the following is intended to educate customers in effort to reduce waste of water as a conservation effort. However, the following shall be **unlawful once a drought response stage has been initiated and until rescinded** for any person, firm, corporation, business, or other entity:

- Failing to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet. Operating a permanently installed irrigation system with a broken head, out of adjustment or misting due to high water pressure.
- Operating an automated in-ground irrigation system or hose-end sprinkler on any day of the week between 10:00 a.m. and 6:00 p.m.
- Irrigation or landscape watering during any form of precipitation.
- Allowing water to pond in a street or parking lot to a depth of greater than one quarter ( $\frac{1}{4}$ ) of an inch. Allowing water to run off a property and form a stream of water in a street for a distance of fifty (50) feet or greater.

### NON-ESSENTIAL/DISCRETIONARY USES OF WATER

The following uses of water are considered non-essential or discretionary uses of water:

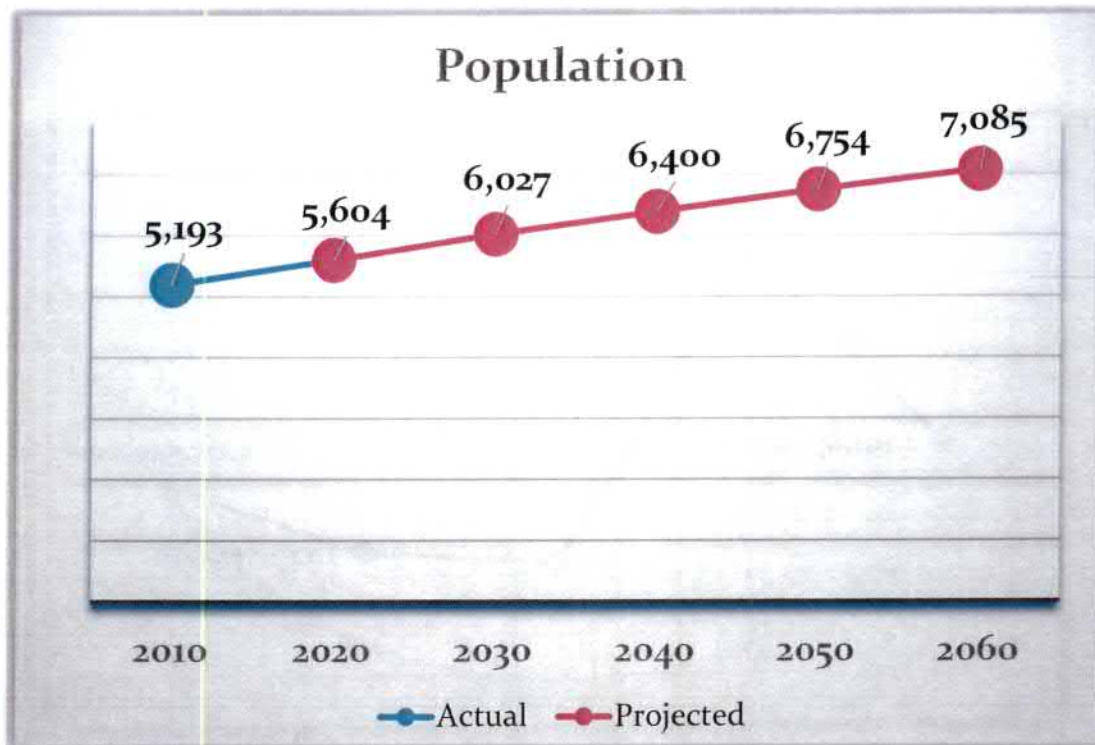
- Irrigation of landscape areas including yards, parks, athletic fields, and golf courses.
- Use of water to wash any motor vehicle, boat, trailer, airplane, or other vehicle.
- Use of water to wash down any sidewalks, walkways, driveways, parking lots, athletic courts, or buildings or other structures for purposes other than immediate fire protection, other hard surfaced areas. Flushing gutters or permitting water to run or accumulate in any gutter or street.
- Use of water to fill, refill, or add to any swimming pools or Jacuzzi type pools or any outdoor recreational use of water. Use of water in an outside fountain or pond for aesthetic or scenic purposes, except where necessary to support aquatic life.

## UTILITY PROFILE

The TWDB Utility Profile form is located in Appendix B and a map of the City is located in Appendix C. Data is managed by utility staff on a daily basis and organized to be able to track water production and deliveries to the highest practicable levels.

### POPULATION

The population of the City has increased steadily throughout its history. The approved 2016 TWDB and Region I population projections, shown below, predict that the City will grow to have over 7,000 residents by 2060.



### WATER SYSTEM

The City currently has 2,421 active connections. The City operates two water treatment plants with a combined treatment capacity of 4.5 million gallons per day (MGD). The City maintains 3 storage tanks and a standpipe with a ground storage capacity of 4.75 million gallons and an elevated storage capacity of 1.50 million gallons. Wastewater is treated at the City's East Bank Wastewater Treatment Plant, which is permitted for a design flow of 1.77 MGD and a two-hour peak flow of 4.40 MGD.

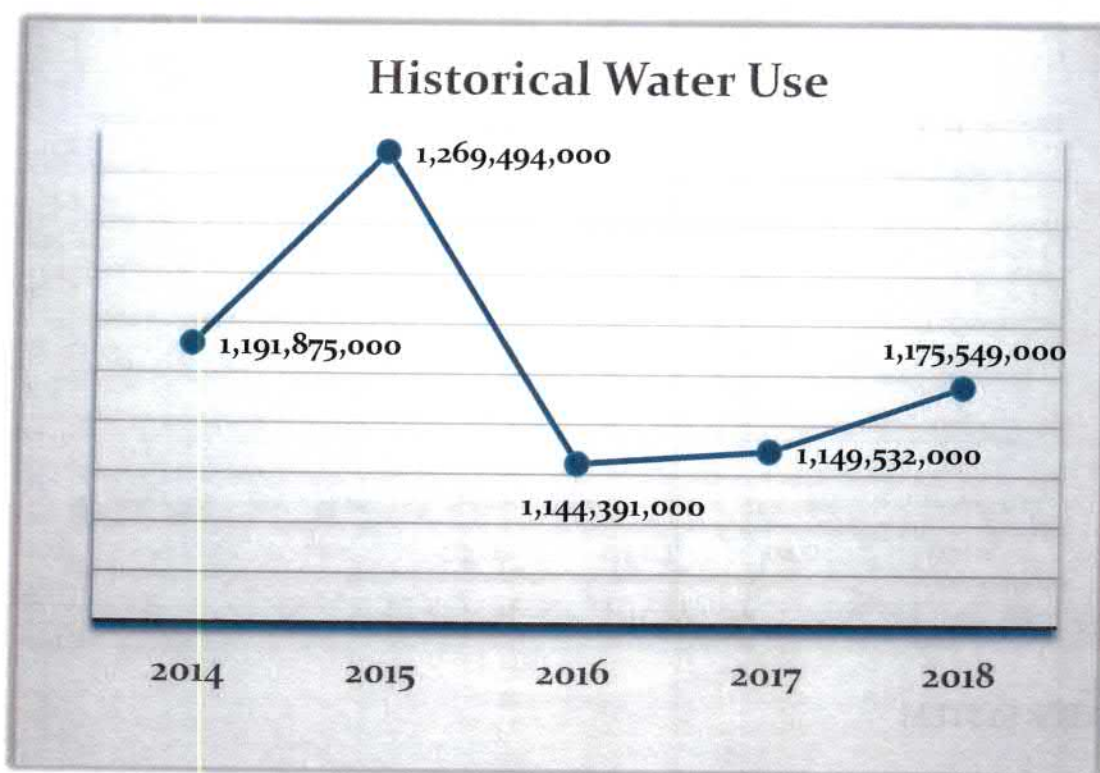


## WATER SUPPLY

The City of Center obtains 100% of its water from Lake Pinkston and Center Lake. Lake Pinkston is located in the Neches Basin and up to 3,800 acre-feet per year can be diverted under COA 06-4404. Center Lake is located in the Sabine Basin and up to 1,460 acre-feet per year can be diverted under Certificate of Adjudication (COA) No. 05-4675. Both Certificates of Adjudications are located in Appendix A.

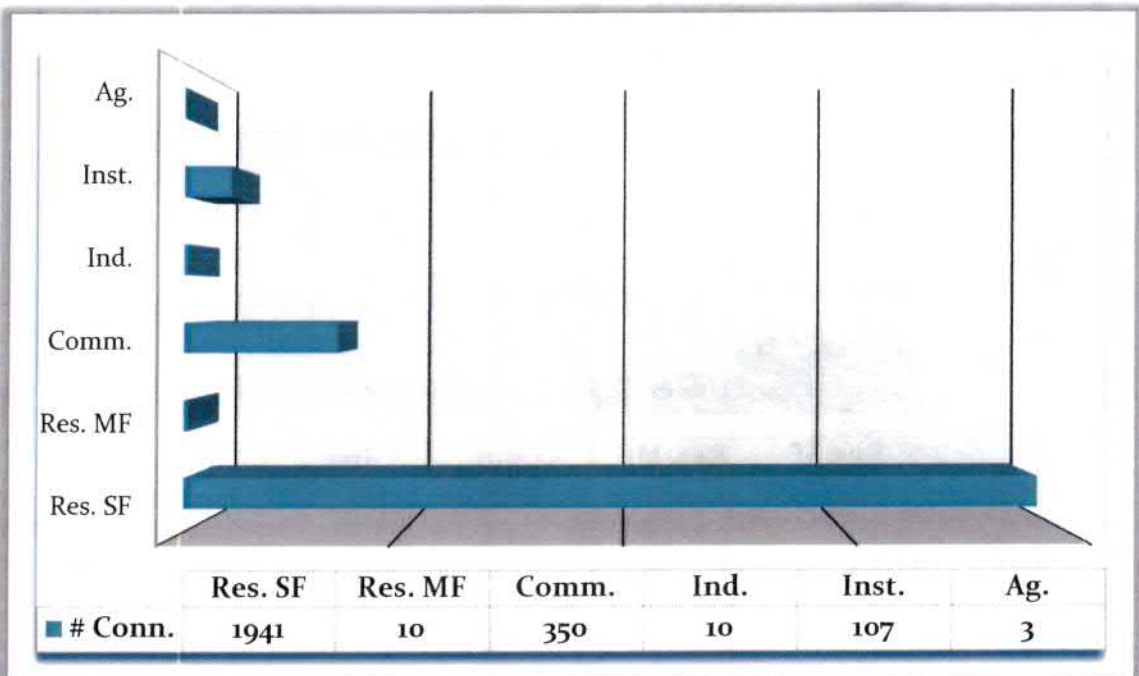
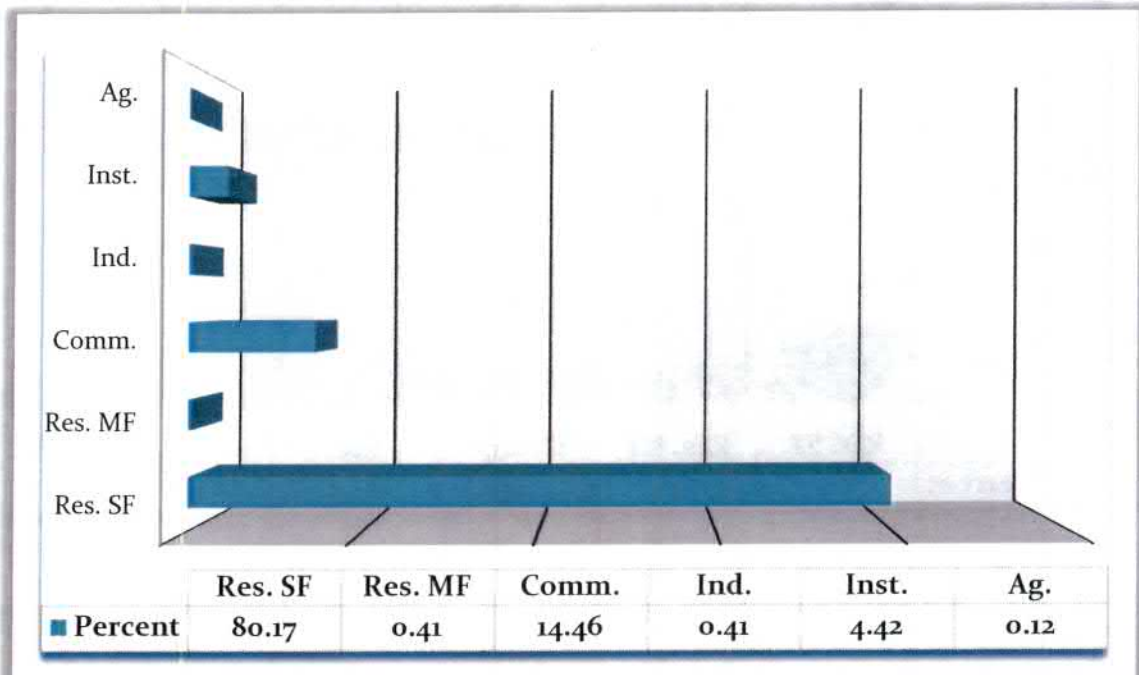
## WATER DEMANDS

Over the previous 5 years, the City averages 1,186,164,600 gallons (3,640 acre-feet) of water use annually.



## WATER USE SECTORS

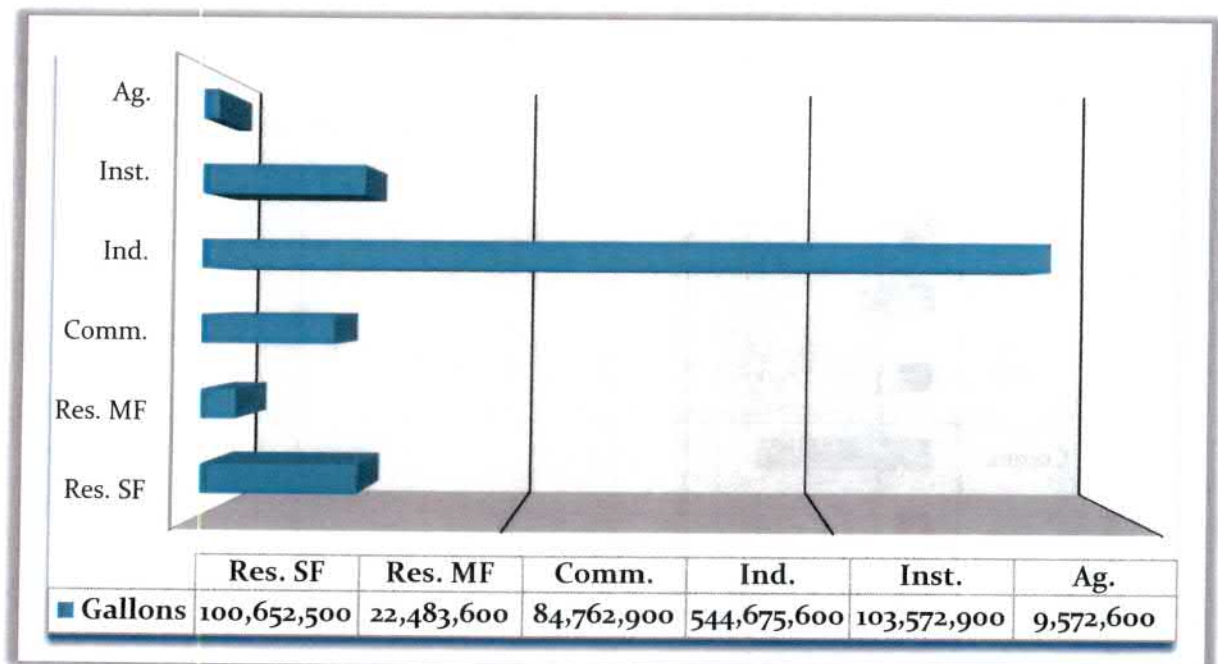
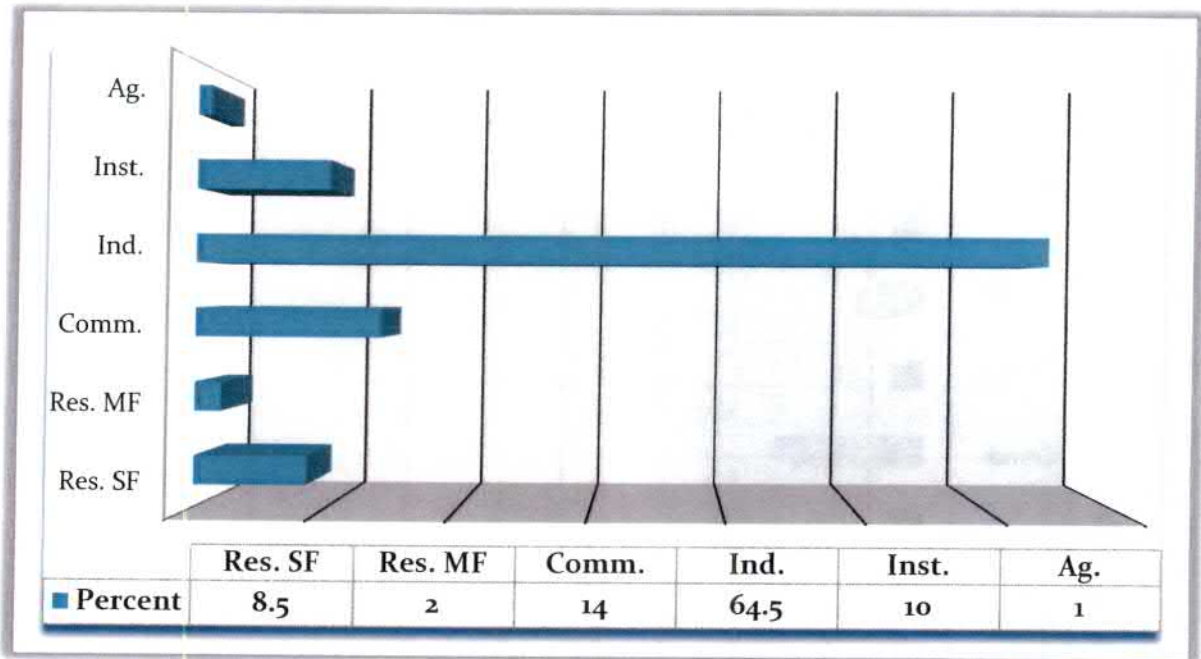
2018 Distribution (percentage and number of connections) of retail service connections is shown below.





# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

2018 Water use (percentage and gallons consumed) for each sector is shown below.



## WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

Of the 2,421 retail connections, 80.17 % are Single Family (SF) Residential, 14.46 % are Commercial, 4.42 % are Institutional, 0.41 % are Multi-Family (MF) Residential, and 0.41 % are Industrial.

Water use totals, however, Industrial represents 64.5%, 10% are institutional, 8.5% are SF Residential, 14% are Commercial, and 2% are MF Residential. Residential use represents 10.5% of total water use.

### PER CAPITA WATER USE

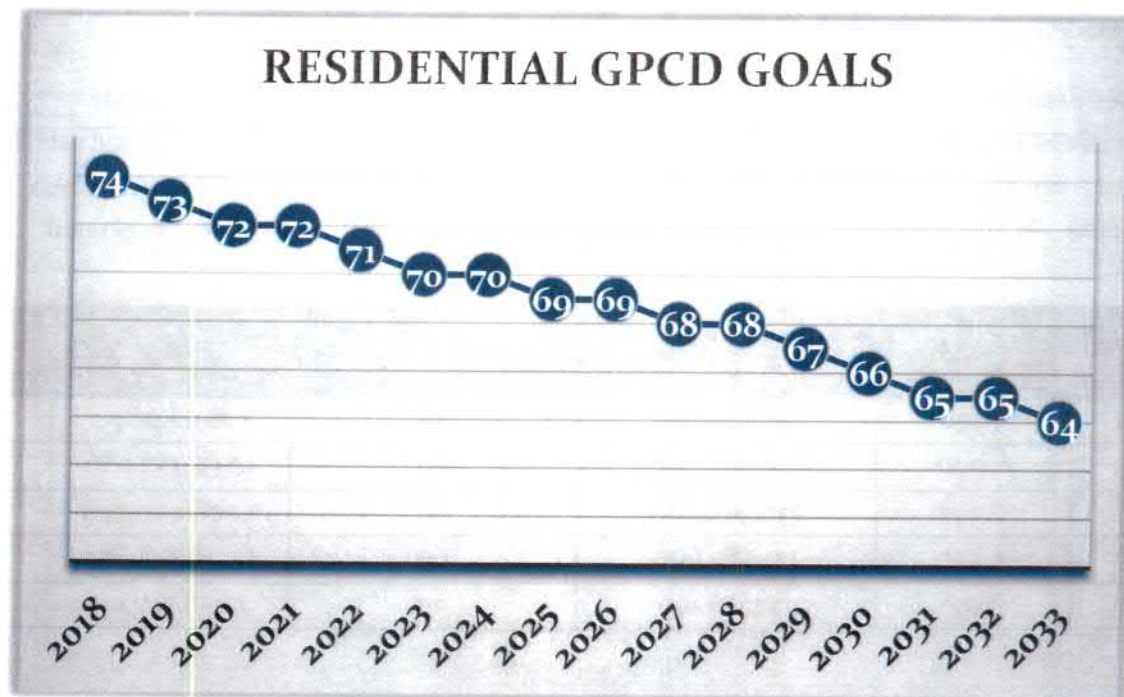
Per capita water use is generally expressed in gallons per customer per day (GPCD) and is the average amount of water used by each person in the population served by a water utility. Variables that can influence GPCD include the relative amount of non-residential water uses, the rate and type of growth, economics, demographics, and for Residential uses particularly the weather.

Residential GPCD is a superior metric for understanding how much water each resident is actually using and does not include commercial, institutional, or industrial uses. For the previous five years, Total and Residential GPCD for the City are shown below. At this time, Single Family and Multi-Family Residential uses are combined.

Year	Population	Residential Use (SF + MF)	Residential GPCD (SF + MF)	Total System Input	Total GPCD
2014	5,300	143,506,700	83	1,184,442,412	612
2015	6,000	133,794,200	69	1,149,457,286	525
2016	6,342	130,365,400	70	1,078,459,596	466
2017	4,850	121,587,600	69	1,048,107,696	553
2018	5,193	123,136,100	70	1,058,147,157	557

## PER CAPITA WATER USE GOALS

The City of Center's per capita water conservation goals for the next 10 years are based upon the Texas Water Conservation Implementation Task Force's recommendation of a reduction in per capita water use by 1% per year, however adjusting the targets and goals annually, is important for conservation, one year's water demand is rarely the same as the next. Due to the disproportionate amount of non-population dependent water use for the City, meaningful Total GPCD goals are somewhat unrealistic or useful to use for a true guide. One customer alone consumes 64% of all water treated. The 5 & 10-year Total GPCD goals are 538 and 535 respectively. See Appendix F for complete water saving goals. Residential per capita usage goals, shown below, are based upon the average usage for the previous five years.





## SCHEDULE AND TRACKING

The City Manager or his designee will act as the Administrator of the water conservation program. The Administrator will oversee the execution and implementation of all elements of the program. The Administrator is responsible for maintaining adequate records for program verification.

The Administrator will monitor the progress of the Water Conservation Plan, using data from water utility records and staff. Additionally, if no “triggers” or cause for concerns are noted, and water consumed/produced aren’t in conflict, continuation of monitoring will go forward. During report due dates, if amendments are necessary to achieve more water saving practices, the WCP would be updated. The Administrator will be responsible for submission of an annual report to the TWDB on the progress, and any changes to, the Water Conservation Plan.

## UNIVERSAL METERING AND RECORDS MANAGEMENT

The City employs metering devices on all source water diverted capable of measuring the amount of water to within an accuracy of plus or minus 5%. The City requires all retail connections to be metered. All water metered and billed is recorded using the City’s billing software, Incode.

## METER TESTING, REPAIR, AND REPLACEMENT

The City’s meter testing, repair, and replacement program:

- Master meters are tested and calibrated annually to within an accuracy of plus or minus 5%.
- Meters that have abnormally high or low water usage, are changed out as they are identified.
- Meters are replaced on a continuous 10-year cycle.

### LEAK DETECTION, REPAIR, AND WATER LOSS CONTROL

The City of Center operates and maintains the water transmission system within the city. In order to maintain water delivery service and to reduce and control unaccounted-for water, Center staff routinely visually inspects the distribution system to identify abnormal conditions indicating leaks. The staff is equipped to respond and repair equipment and pipeline breaks or employ contract assistance as required. As a result of these measures, water loss (the difference between water purchased and water sold) has averaged 11.14% over the previous five years. The City's goals for water loss for the next five (5) and ten (10) years is to maintain less than 15% water loss.

### WATER RATE STRUCTURE

The City of Center has a uniform water rate structure that is cost based and does not encourage the excessive use of water. Minimum and per thousand gallons water rates are based upon water use sector. The current City of Center rate schedule can be found in Appendix D.

### RESERVOIR SYSTEMS OPERATIONS PLAN

The City operates two reservoirs, Lake Pinkston in the Sabine River basin and Center Lake in the Neches River basin. The two reservoirs, however, are in different river basins and cannot be coordinated.



## PLUMBING FIXTURES

The State of Texas has recently adopted more stringent water saving performance measures for plumbing fixtures, found in the Health & Safety Code, Chapter 372. The following maximum flow standards are subsequently listed in the Texas Administrative Code, Title 30, Chapter 290, Subchapter G:



Customers in existing buildings that do not have water saving plumbing fixtures are encouraged to retrofit their old plumbing fixtures. New construction, including remodeling of existing structures, must comply with City and State plumbing fixture standards. There are a wide assortment of water efficient fixtures, clothes and dish washers that provide the same performance, but use less water. A water efficient home can save more than 20% of annual indoor water use.

## WATER-CONSERVING LANDSCAPING

Water-conserving landscaping is a development concept that encourages residents to adopt low- water- using landscaping principles and methods for use around the home. The same concepts can be applied to other landscaped areas as well, including parks and other public places.

A popular method of reducing water use for landscape irrigation is to encourage residents to use the following techniques for landscaping. Many local contractors pass along simple recommendations and advises to call City Hall for further information. Generally accepted principles when planning a water efficient yard are:

- Planning and design. During this step an appropriate plan is developed considering such variables as climate, existing vegetation, intended use of the space, and topographic features.
- Soil analysis. Examine the soil types covering the whole site.
- Appropriate plant selection. Plants should be selected which are native to the area or are adaptive to the site.
- Practical turf areas. Plan where turf areas should be located and consider increasing the area of decks, porous paving, paths, and mulched planting beds to reduce turf.
- Efficient irrigation. Landscaped areas should only be watered as needed and then usually during the early morning or late evening to avoid water loss due to evaporation, keeping in mind some plant species may experience mold and/or fungus growth if watered at night.
- Use of mulches. A three- to four-inch layer of mulch should cover all exposed soil areas and be replenished twice a year.
- Appropriate maintenance. Keep the yard well maintained to reduce the use of fertilizer, chemicals, and water.

## CUSTOMER SERVICE INSPECTIONS

A customer service inspection certification as required by the Texas Commission on Environmental Quality (TCEQ), 30 Texas Administrative Code, Chapter 290, §290.46, shall be completed prior to providing continuous water service to new construction or any existing service when the City has reason to believe that cross-connections or other unacceptable plumbing practices exist; or after any material improvement, correction, or addition to the private plumbing facilities. The existence of a serious threat to the integrity of the public water supply shall be considered sufficient grounds for immediate termination of water service.

## ADDITIONAL WATER CONSERVATION STRATEGIES

The City will select any combination of the following strategies, in addition to those strategies listed above, if they are necessary to achieve the stated water conservation goals of this Water Conservation Plan. The TCEQ may also require that any of the following strategies be implemented by the City if the TCEQ determines that the strategy is necessary to achieve the goals of this Water Conservation Plan. The additional strategies that may be implemented are:

- Revision of water rates to promote increased water conservation.
- Additional programs to encourage the retrofit of water-conserving plumbing fixtures in existing structures.
- A program for pressure control and/or reduction in the distribution system and/or for customer connections.
- Any other conservation practice, method, or technique which the City shows to be appropriate to achieving the stated goal or goals of this Water Conservation Plan.



## WHOLESALE WATER CONSERVATION PROVISION

The City of Center will include a requirement in every water supply contract entered into or renewed after official adoption of the water conservation plan, and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements of this chapter. If the customer intends to resell the water, then the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with applicable provisions of Title 30 Texas Administrative Code, Chapter 288.

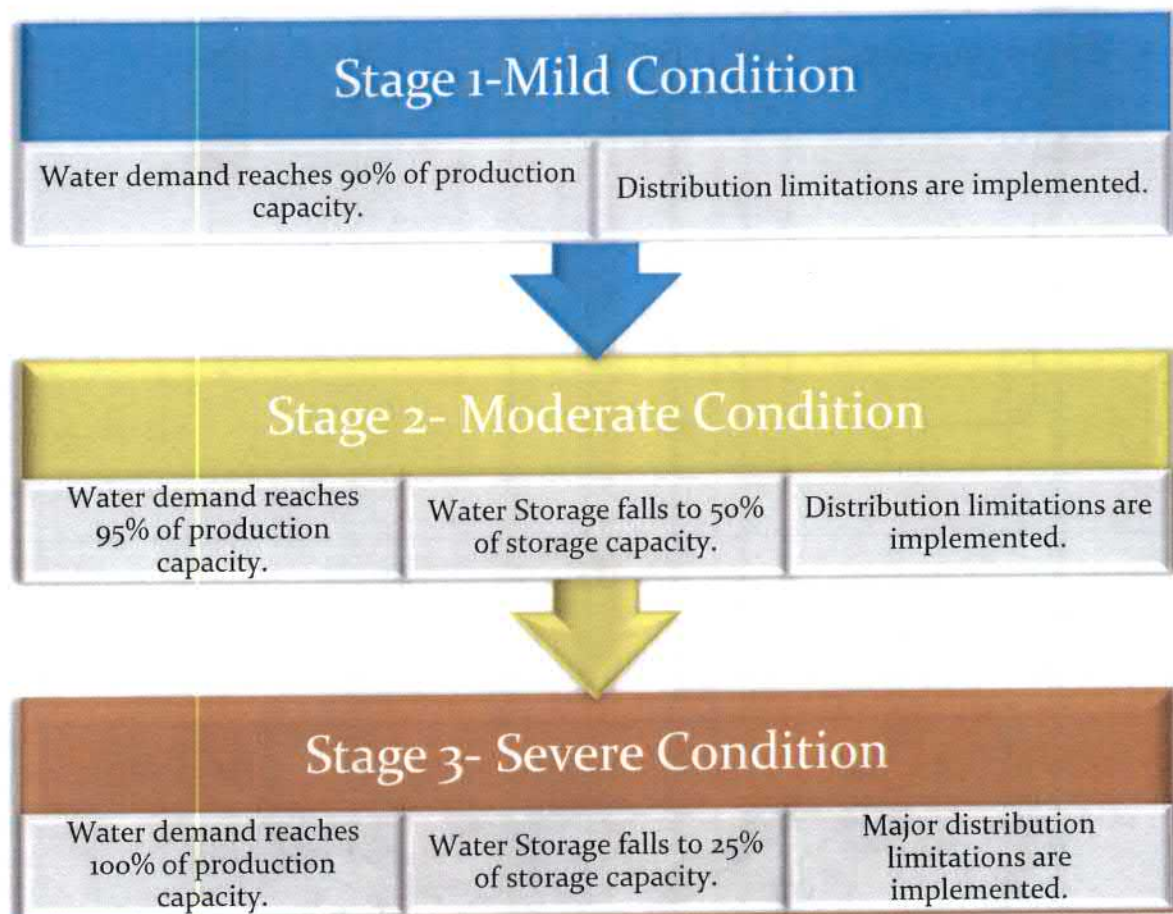




## DROUGHT TRIGGERS

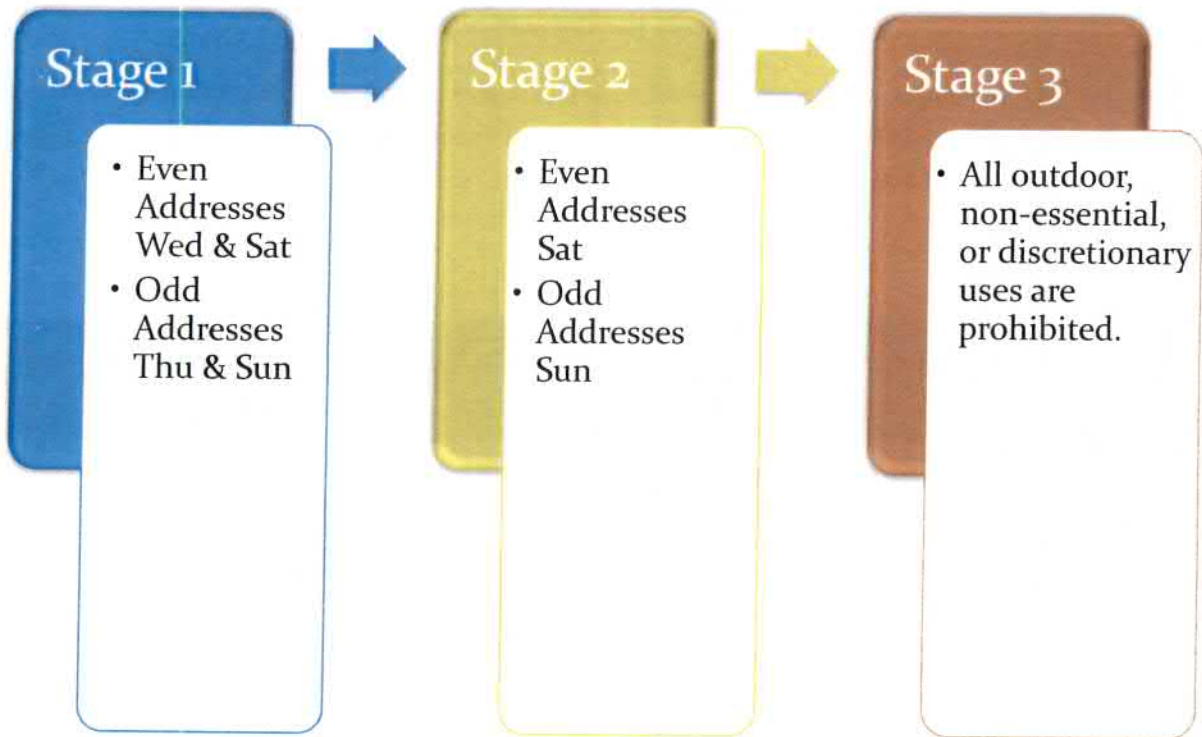
The City Manager will, with the concurrence of the City Council, order the implementation of a drought response stage or water emergency when it is determined that conditions warrant the implementation of the plan.

The City Manager, or designee, shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of the Plan.



## WATERING SCHEDULE

The City of Center's landscape watering schedule is shown below.





## Stage 1- Mild Condition

Target: 5%  
reduction in  
total water use

Require  
customers to  
adhere to Stage  
1 watering  
schedule

Expand  
oversight of  
water waste  
and watering  
schedule

Request  
customers to  
discontinue  
non-essential  
uses

Contact TCEQ

## Stage 2- Moderate Condition

Target: 10%  
reduction in total  
water use

Require customers  
to adhere to Stage  
2 watering  
schedule

Expand  
enforcement of  
water waste and  
watering schedule

Contact TCEQ

## Stage 3- Severe Condition

Target: 15%  
reduction in total  
water use

All landscape, non-  
essential, and  
discretionary uses  
of water prohibited

Continue to  
enforce water  
waste and water  
use restrictions

Examine  
alternative sources

# Emergency Responses

In the event of an identified water shortage declaration, the City of Center will distribute water to wholesale customers according to Texas Water Code, § 11.039.

In the event of a contamination event, appropriate emergency procedures will be implemented and appropriate emergency response officials will be notified immediately. In the event of a backflow incident, loss of pressure, or an Acute Maximum Contaminant Level coliform violation, a Boil Water Notice will be implemented as prescribed in 30 TAC Chapter 290.

In the event of a catastrophic failure due to natural or man-made events, appropriate emergency procedures will be implemented and appropriate emergency response officials will be notified.

In the event of an emergency loss of water supply, the City will consider purchases of water by the truckload or in bottles for the health and public safety of the City's residents.



## VARIANCES

The City Manager or designee may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Plan shall file a petition for a variance with the City of Center within five (5) days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager or designee, and shall include the following:

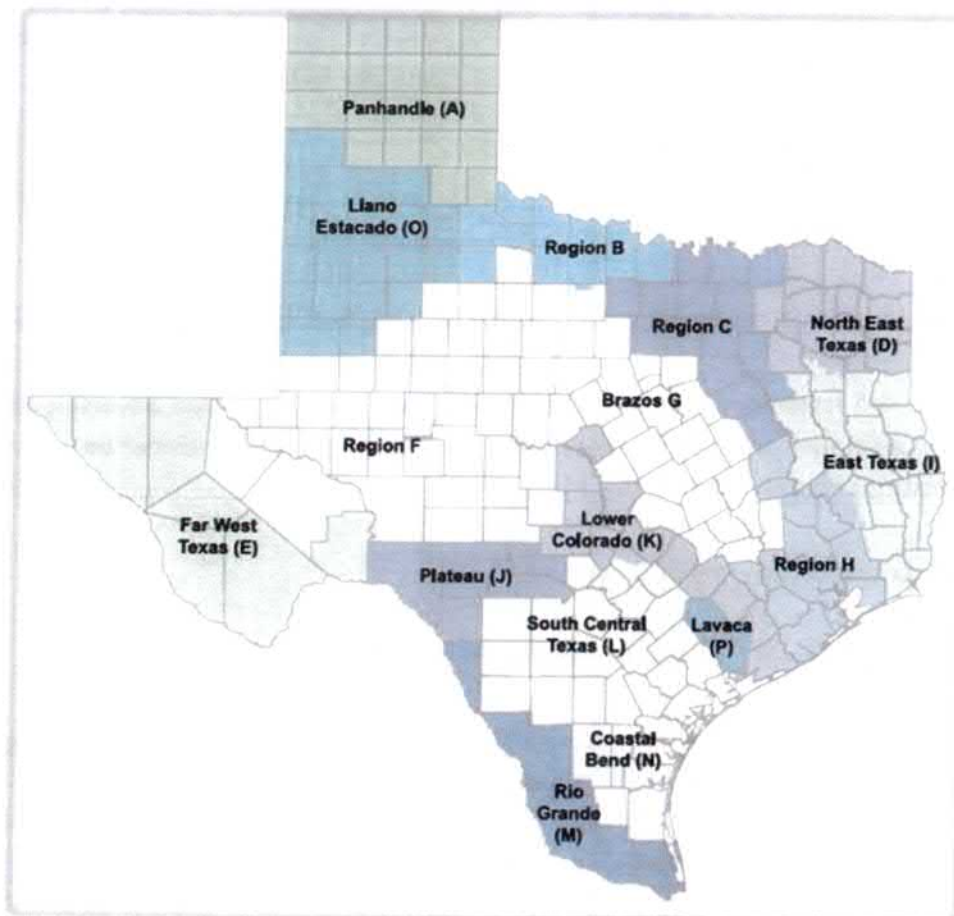
- Name and address of the petitioner(s).
- Purpose of water use.
- Specific provision(s) of the Plan from which the petitioner is requesting relief.
- Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Plan.
- Description of the relief requested.
- Period of time for which the variance is sought.
- Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- Other pertinent information.

## WHOLESALE DROUGHT CONTINGENCY PROVISION

The City of Center will include a provision in every wholesale water contract entered into after adoption of the Plan, including contract extensions, that in case of a shortage of water resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, §11.039.

## COORDINATION WITH REGION I PLANNING GROUP

The service area of the City of Center is located within the Region I East Texas Regional Water Planning Group. A copy of this plan will be provided to Region I.







# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

Certificate of Adjudication 06-4404

- C. Owner shall install and maintain a continuous lake level measuring device for the reservoir authorized herein and maintain the following daily records: (a) Reservoir content; (b) Diversions from the reservoir, and (c) Discharges through the dam. All records shall be compiled monthly and reported to the Commission annually and at other times on request.
- D. Owner shall survey and monument an appropriate number of sediment ranges in the reservoir prior to impoundment of water. Drawings showing the location and profile of each range will be submitted to the Commission along with a revised elevation-area-capacity table based on the survey ranges.
- E. Revised elevation-area-capacity tables based on new sediment surveys conducted at 10-year intervals following initial filling of the reservoir shall be submitted to the Commission.

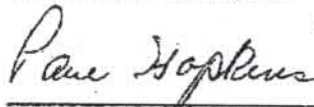
The locations of pertinent features related to this certificate are shown on Page 16 of the Lower Neches and Angelina Rivers Segment Certificates of Adjudication Maps, copies of which are located in the offices of the Texas Water Commission, Austin, Texas and the Shelby County Clerk.

This certificate of adjudication is issued subject to all terms, conditions and provisions in the final decree of the 344th Judicial District Court of Chambers County, Texas, in Cause No. 344-10864, In Re: The adjudication of Water Rights in the Lower Neches and Angelina Rivers Segment of the Neches River Basin and the Eastern Portion of the Neches-Trinity Coastal Basin dated October 30, 1985 and supersedes all rights of the owner asserted in that cause.

This certificate of adjudication is issued subject to senior and superior water rights in the Neches River Basin.


This certificate of adjudication is issued subject to the Rules of the Texas Water Commission and its continuing right of supervision of State water resources consistent with the public policy of the State as set forth in the Texas Water Code.

TEXAS WATER COMMISSION

  
Paul Hopkins, Chairman

DATE ISSUED:

ATTEST:

  
Mary Ann Wefner, Chief Clerk



# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

## CERTIFICATE OF ADJUDICATION

CERTIFICATE OF ADJUDICATION: 05-4657      OWNER: City of Center  
P. O. Box 311  
Center, Texas 75935

COUNTY: Shelby      PRIORITY DATES: August 4, 1922 and  
August 14, 1952

WATERCOURSE: Mill Creek, tributary of      BASIN: Sabine River  
Huana Creek, tributary of  
Tenaha Creek, tributary  
of the Sabine River

WHEREAS, by final decree of the 188th Judicial District Court of Gregg County, in Cause No. 86-256-A, In Re: The Adjudication of Water Rights in the Lower Sabine River Segment of the Sabine River Basin dated June 9, 1986, a right was recognized under Permit 664 and Permit 1650 authorizing the City of Center to appropriate waters of the State of Texas as set forth below;

NOW, THEREFORE, this certificate of adjudication to appropriate waters of the State of Texas in the Sabine River Basin is issued to the City of Center, subject to the following terms and conditions:

1. IMPOUNDMENT

Owner is authorized to maintain an existing dam and reservoir on Mill Creek, known as Center Lake, and impound therein not to exceed 446 acre-feet of water. The dam is located in the Jonathan Bittuch Grant, Abstract 1 and the Mason M. Vann Survey, Abstract 751, Shelby County, Texas.

2. USE

Owner is authorized to divert and use not to exceed 1460 acre-feet of water per annum from the aforesaid reservoir for municipal purposes.

3. DIVERSION

- A. Location:  
At the perimeter of the aforesaid reservoir.
- B. Maximum rate: 2.67 cfs (1200 gpm).

4. PRIORITY

The time priority of owner's right is August 4, 1922 for the impoundment of 446 acre-feet of water in the aforesaid reservoir and the diversion and use of the first 330 acre-feet of water and

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

Certificate of Adjudication 05-4657

August 14, 1952 for the diversion and use of the remaining 1130 acre-feet of water.

5. SPECIAL CONDITION

Owner shall maintain a suitable outlet in the aforesaid dam authorized herein to allow the free passage of water that owner is not entitled to divert or impound.

The locations of pertinent features related to this certificate are shown on Page 16 of the Lower Sabine River Segment Certificates of Adjudication Maps, copies of which are located in the office of the Texas Water Commission, Austin, Texas.

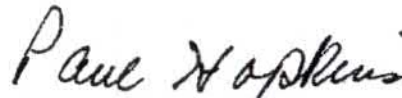
This certificate of adjudication is issued subject to all terms, conditions and provisions in the final decree of the 188th Judicial District Court of Gregg County, Texas, in Cause No. 86-256-A, In Re: The Adjudication of Water Rights in the Lower Sabine River Segment of the Sabine River Basin dated June 9, 1986, and supersedes all rights of the owner asserted in that cause.

This certificate of adjudication is issued subject to senior and superior water rights in the Sabine River Basin.

This certificate of adjudication is issued subject to the obligations of the State of Texas pursuant to the terms of the Sabine River Compact.

This certificate of adjudication is issued subject to the Rules of the Texas Water Commission and its continuing right of supervision of State water resources consistent with the public policy of the State as set forth in the Texas Water Code.

TEXAS WATER COMMISSION



Paul Hopkins, Chairman

DATE ISSUED:

DEC 10 1986

ATTEST:



Mary Ann Hefner, Chief Clerk

## APPENDIX B – UTILITY PROFILE



### UTILITY PROFILE FOR RETAIL WATER SUPPLIER

#### CONTACT INFORMATION

Name of Utility: City of Center

Public Water Supply Identification Number (PWS ID): TX2100001

Certificate of Convenience and Necessity (CCN) Number: 10397

Surface Water Right ID Number: 4404, 4657, 5810

Wastewater ID Number: 20148

Contact: First Name: Marcus Last Name: Cameron

Title: Utility Director

Address: P.O. Box 1744 City: Center State: TX

Zip Code: 75935 Zip+4: 1744 Email: MCAMERON@CENTERTEXAS.ORG

Telephone Number: 9365982941 Date: 1/20/2019

Is this person the designated Conservation Coordinator? ☒ Yes ☐ No

Regional Water Planning Group: I

Groundwater Conservation District: \_\_\_\_\_

Our records indicate that you:

- ☒ Received financial assistance of \$500,000 or more from TWDB
- ☐ Have 3,300 or more retail connections
- ☒ Have a surface water right with TCEQ

#### A. Population and Service Area Data

1. Current service area size in square miles: 7

Attached file(s):

File Name	File Description
City of Center Service Area Map.pdf	City of Center Service Area Map





## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2018	5,193	2,788	5,193
2017	5,193	0	5,193
2016	6,342	0	5,193
2015	6,000	0	5,193
2014	5,193	0	5,193

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2020	5,604	2,788	5,043
2030	6,027	2,820	5,424
2040	6,400	2,835	5,760
2050	6,754	2,880	6,079
2060	7,085	2,930	6,385

4. Described source(s)/method(s) for estimating current and projected populations.

Population projections were obtained from the Region I Water Planning Group and TWDB. Wholesale population projection data obtained from Wholesale accounts system managers.

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### B. System Input

System input data for the previous five years.

Total system input = Self-supplied + Imported – Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2018	1,102,252,525	0	44,105,368	1,058,147,157	557
2017	1,086,622,222	0	38,514,526	1,048,107,696	552
2016	1,078,459,596	0	49,614,747	1,028,844,849	443
2015	1,149,457,286	0	0	1,149,457,286	524
2014	1,216,180,612	0	31,738,200	1,184,442,412	624
Historic 5-year Average	1,126,594,448	0	32,794,568	1,093,799,880	540

### C. Water Supply System

Attached file(s):

File Name	File Description
Utility System Details.doc	Water System Details

1. Designed daily capacity of system in gallons 5,000,000
2. Storage Capacity
  - 2a. Elevated storage in gallons 1,500,000
  - 2b. Ground storage in gallons 4,750,000

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2020	5,604	1,010,152,300
2021	5,650	1,020,547,600
2022	5,700	1,030,942,900
2023	5,745	1,041,338,200
2024	5,790	1,051,733,500
2025	5,835	1,062,128,800
2026	5,880	1,072,524,100
2027	5,930	1,082,919,400
2028	5,950	1,093,314,700
2029	6,000	1,103,710,000

2. Description of source data and how projected water demands were determined.

Used historical water used trend over the previous eight (8) years. Population data was estimated using Region I data, and population trend estimate.

Attached file(s):

File Name	File Description
2010-18 Water Production Worksheet.xlsx	Historical water prod. trend





## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### E. High Volume Customers

1. The annual water use for the five highest volume

#### RETAIL customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Tyson Foods	Industrial	544,675,600	Treated
Pilgrims Pride	Industrial	4,360,600	Treated
Hidden Creek Mobile Park	Residential	4,330,800	Treated
Pine Grove Nursing Home	Institutional	3,076,700	Treated
Shofner's Washateria	Commercial	2,146,700	Treated

2. The annual water use for the five highest volume

#### WHOLESALE customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Sandhill WSC	Municipal	38,268,300	Treated
Flatfork WSC	Municipal	3,631,800	Treated

### F. Utility Data Comment Section

Additional comments about utility data.

Data compiled using Incode software. Consumption reports & customer ranking. City of Center usages, (water/sewer plants, parks and offices not included)

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### Section II: System Data

#### A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	1,941	80.17 %
Residential - Multi-Family	10	0.41 %
Industrial	10	0.41 %
Commercial	350	14.46 %
Institutional	107	4.42 %
Agricultural	3	0.12 %
<b>Total</b>	<b>2,421</b>	<b>100.00 %</b>

2. Net number of new retail connections by water use category for the previous five years.

Year	Net Number of New Retail Connections						Total
	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	
2018	2	0	0	2	0	0	4
2017	0	0	0	0	0	0	0
2016	188	0	0	0	0	3	191
2015	0	0	0	3	4	0	7
2014	35	0	4	0	0	0	39

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### B. Accounting Data

The previous five years gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2018	100,652,500	22,483,600	544,675,600	54,762,900	103,572,900	9,572,600	835,720,100
2017	96,760,600	24,827,000	510,550,400	68,085,100	105,133,400	6,625,900	811,982,400
2016	107,956,000	22,409,400	519,793,100	82,621,500	92,145,100	4,907,200	829,832,300
2015	113,220,100	20,574,100	564,770,300	72,789,000	39,317,000	8,653,300	819,323,800
2014	121,311,900	22,194,800	557,856,700	70,338,300	31,875,100	0	803,576,800

### C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Residential - Single Family	Residential - Multi-Family	Total Residential
2018	70		70
2017	69		69
2016	70		70
2015	69		69
2014	83		83
Historic Average	72	0	72



# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2018	2017	2016	2015	2014
January	87,300,000	95,809,000	86,995,000	92,571,000	92,855,000
February	79,720,000	80,966,000	86,400,000	101,255,000	78,448,000
March	86,297,000	93,603,000	89,247,000	111,442,000	84,530,000
April	90,933,000	88,658,000	83,900,000	94,879,000	81,775,000
May	95,720,000	90,947,000	87,640,000	91,051,000	85,125,000
June	98,714,000	90,745,000	89,143,000	82,830,000	84,290,000
July	98,655,000	91,710,000	90,766,000	96,592,000	87,156,000
August	98,064,000	94,591,000	92,026,000	100,214,000	90,193,000
September	91,230,000	85,702,000	90,071,000	94,770,000	87,274,000
October	93,496,000	90,630,000	95,529,000	96,046,000	90,362,000
November	86,336,000	83,922,000	89,182,000	89,711,000	80,400,000
December	84,765,000	88,473,000	86,776,000	92,349,000	86,008,000
<b>Total</b>	<b>1,091,230,000</b>	<b>1,075,756,000</b>	<b>1,067,675,000</b>	<b>1,143,710,000</b>	<b>1,028,416,000</b>

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2018	2017	2016	2015	2014
January	0	0	0	0	0
February	0	0	0	0	0
March	0	0	0	0	0
April	0	0	0	0	0
May	0	0	0	0	0
June	0	0	0	0	0
July	0	0	0	0	0
August	0	0	0	0	0
September	0	0	0	0	0
October	0	0	0	0	0
November	0	0	0	0	0
December	0	0	0	0	0
<b>Total</b>	0	0	0	0	0

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2018	295,433,000	1,091,230,000
2017	277,046,000	1,075,756,000
2016	271,935,000	1,067,675,000
2015	279,636,000	1,143,710,000
2014	261,639,000	1,028,416,000
<b>Average in Gallons</b>	11,547,408.33	45,056,558.33

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2018	94,861,455	50	8.97 %
2017	108,091,500	57	10.31 %
2016	89,306,543	39	8.68 %
2015	133,376,623	61	11.60 %
2014	191,036,440	101	16.13 %
Average	123,334,512	62	11.14 %

### F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2014	2,817,578	2843902	1.0093
2015	3,133,452	3039521	0.9700
2016	2,925,136	2955815	1.0105
2017	2,947,276	3011369	1.0217
2018	2,989,671	3211228	1.0741

### G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	107,980,220	80.17 %	13.17 %
Residential - Multi-Family	22,497,780	0.41 %	2.74 %
Industrial	539,529,220	0.41 %	65.79 %
Commercial	69,719,360	14.46 %	8.50 %
Institutional	74,408,700	4.42 %	9.07 %
Agricultural	5,951,800	0.12 %	0.73 %



# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### H. System Data Comment Section

--

### Section III: Wastewater System Data

#### A. Wastewater System Data

Attached file(s):

File Name	File Description
Sewer System Details.doc	Sewer System Details

1. Design capacity of wastewater treatment plant(s) in gallons per day 1,770,000

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal			0	0.00 %
Industrial	0	0	0	0.00 %
Commercial	0	10	10	2.14 %
Institutional	0	350	350	74.95 %
Agricultural	0	107	107	22.91 %
Total	0	467	467	100.00 %

3. Percentage of water serviced by the wastewater system: 90.00 %

# WATER CONSERVATION & DROUGHT CONTINGENCY PLAN



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2018	2017	2016	2015	2014
January	26,266,000	36,137,000	37,927,000	40,195,000	30,198,000
February	38,822,000	28,249,000	30,552,000	29,499,000	29,812,000
March	44,597,000	32,044,000	45,229,000	52,982,000	35,424,000
April	38,932,000	31,040,000	41,321,000	50,405,000	34,080,000
May	32,248,000	37,759,000	37,667,000	53,794,000	40,059,000
June	34,029,000	44,960,000	40,751,000	45,709,000	40,841,000
July	33,050,000	38,414,000	36,536,000	38,962,000	39,323,000
August	31,241,000	47,053,000	40,164,000	35,508,000	35,292,000
September	33,483,000	37,774,000	32,290,000	31,602,000	32,434,000
October	47,994,000	29,679,000	29,968,000	32,799,000	31,142,000
November	49,142,000	25,964,000	29,032,000	41,984,000	27,822,000
December	55,239,000	23,910,000	32,562,000	43,665,000	28,017,000
<b>Total</b>	<b>465,043,000</b>	<b>412,983,000</b>	<b>433,999,000</b>	<b>497,104,000</b>	<b>404,444,000</b>

5. Could treated wastewater be substituted for potable water?

☐ Yes ☒ No

### B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park, golf courses)	0
Agricultural	
Discharge to surface water	465,043,000
Evaporation Pond	
Other	
<b>Total</b>	<b>465,043,000</b>

Page 12 of 13



## UTILITY PROFILE FOR RETAIL WATER SUPPLIER

### C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.

Used Wastewater production worksheet also used for NetDMR

Attached file(s):

File Name	File Description
2018 WW Treatment Worksheet.xlsx	WW Production Worksheet



## APPENDIX C – CITY MAP



## APPENDIX D – RATE SCHEDULE

A. WATER RATES					
1. Monthly Minimum Charge:					
METER SIZE	Residential/ Commercial	Small Industrial/ Manufacturer 200,000 gal. incl.	Wholesale 50,000 gal. incl.	Large Industrial/ Manufacturer 5,000,000 gal. incl.	Industrial/Manufacturer Supplemental Meter Charges at Same Facility
5/8	11.95				
¾	11.95				
1	16.80				
1.5	24.90				
2	33.75	825	265	12,500	48.50
3	50.50	900	360	12,750	138
4	67.50	1,050	510	13,150	315
6	101.00	1,375	790	13,675	590
8		1,785	1,275	14,500	1,020
10		2,400	1,810	15,600	1,650
SPRINKLERS	19.50				
2. Unit Cost per 1,000 gallons:					
Residential, Commercial, and Sprinklers				\$3.88	
Small Industrial/Manufacturer				\$3.32	
Wholesale				\$3.32	
Large Industrial/Manufacturer				\$2.05	
Over 1.75 M/day or 30M/month				\$2.50	
Over 2M/day or 40M/month				\$3.35	
Bulk Water				\$3.88	
3. Outside City Rates are double (2X) the amounts shown in the rate table.					
B. SEWER RATES					
Residential: \$14.00 + ½ Water Bill with a maximum monthly charge of \$42.00					
Commercial: \$15.00 + ½ Water Bill with no maximum monthly charge					
Fixed Rates: \$270 per month (Tyson office acct.)					
Outside City: Double (2X) the rates as shown.					
Sewer Disposal - .06 per gallon.					
C. GARBAGE RATES					
1. Residential and Hand Collection Commercial					
Customer Class		Fee			
Residential		\$ 21.75			
Comm. Small		\$ 25.75			
Comm. Large		\$ 34.85			

## APPENDIX E – ORDINANCE

### ORDINANCE NO. 2019-03

**AN ORDINANCE OF THE CITY OF CENTER, TEXAS, AMENDING THE WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN; ESTABLISHING DATA, INFORMATION AND POLICY FOR WATER CONSERVATION PROGRAMS; ESTABLISHING CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES AND RESTRICTIONS ON CERTAIN WATER USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT, A SEVERABILITY CLAUSE, A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND AN EFFECTIVE DATE**

**WHEREAS**, Section 11.1271 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require the holder of an existing permit, certified filing, or certificate of adjudication for the appropriation of surface water in the amount of 1,000 acre-feet a year or more for municipal, industrial, and other non-irrigation uses to develop, submit, and implement a water conservation plan; and

**WHEREAS**, Section 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public and wholesale water supply systems in Texas to prepare a drought contingency plan; and

**WHEREAS**, as authorized under law, and in the best interests of the citizens of Center, Texas, the City Council deems it expedient and necessary to establish certain rules and policies for the ongoing conservation of water and the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

#### **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTER:**


- Section 1.** That the City of Center, Texas Water Conservation & Drought Contingency Plan 2019 attached hereto and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City.
- Section 2.** That all ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed and that all others not in conflict shall remain in full force and effect.
- Section 3.** Should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.
- Section 4.** Any individual, business, firm, company, or corporation found guilty of violating this ordinance including the Drought Contingency Plan shall be deemed guilty of committing a misdemeanor and upon conviction in the Municipal Court of the City of Center shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00) for each offense as defined in Section 1-17 of the Center Code of Ordinances.
- Section 5.** This ordinance shall take effect immediately upon passage by the City Council of the City of Center and the publication of the caption, as the law in such cases provides.

**PASSED AND APPROVED** this the 28<sup>th</sup> day of January, 2019

**CITY OF CENTER:**

  
David Chadwick, Mayor

**ATTEST:**

  
Barbara Boyd, City Secretary





## APPENDIX F – 5 & 10 YEAR GOALS

02/20/2020 10:00 AM  
 02/20/2020 10:00 AM  
 02/20/2020 10:00 AM

### WATER CONSERVATION PLAN 5- AND 10-YR GOALS FOR WATER SAVINGS

Facility Name: City of Center

Water Conservation Plan Year: 2019

	Historic 5yr Average	Baseline	5-yr Goal for year <u>2024</u>	10-yr Goal for year <u>2029</u>
Total GPCD <sup>1</sup>	540	540	538	535
Residential GPCD <sup>2</sup>	72	72	70	67
Water Loss (GPCD) <sup>3</sup>	62	62	62	62
Water Loss (Percentage) <sup>4</sup>	11 %	11 %	12 %	12 %

1. Total GPCD = (Total Gallons in System ÷ Permanent Population) ÷ 365

2. Residential GPCD = (Gallons Used for Residential Use ÷ Residential Population) ÷ 365

3. Water Loss GPCD = (Total Water Loss ÷ Permanent Population) ÷ 365



617 Tenaha Street • P.O. Box 1744  
Center, Texas 75935-1744

(936) 598-2941 • Fax (936) 598-2615  
www.centertexas.org

Application No. 2019-1

§ PLANNING & ZONING COMMISSION  
§  
§ CITY OF CENTER, TEXAS  
§  
§ APPLICATION FOR REZONING

**RECOMMENDATION TO CITY COUNCIL**

On March 22, 2019, came before the Planning and Zoning Commission ("P&Z") Application Number 2019-1 ("Application"). In the Application, the Applicant, Bradley Windham, desires that the property described as Jesse Amason Survey Block 5 Tract 508 - 213 San Augustine Street be granted a **Specific Use Permit**. The property is currently zoned as Commercial 1. The P&Z, having considered the Application, and the evidence and arguments presented at the hearing held on this matter, **RECOMMENDS** to the City Council that the Application be:

\_\_\_\_\_ **GRANTED.**  
Existing site conditions approved for this use.

\_\_\_\_\_ **DENIED** (\_\_\_\_\_) without or (\_\_\_\_\_) with prejudice to refilling.

In addition, the P&Z provides the following information (if any) concerning its decision:

**SIGNED** this the 21<sup>st</sup> day of March, 2019.

\_\_\_\_\_  
CHAIRPERSON, P&Z COMMISSION

**CITY COUNCIL ACTION**

On the 25<sup>th</sup> day of March 2019, the City Council of the City of Center met in regular session and considered the above recommendation of the Planning and Zoning Commission. After due consideration of the facts, evidence, and the recommendation, the City Council voted as indicated below on this matter. The City Council of the City of Center hereby declares that the Application is hereby:

\_\_\_\_\_ **GRANTED.**

\_\_\_\_\_ **DENIED** (\_\_\_\_\_) without or (\_\_\_\_\_) with prejudice to refilling.

\_\_\_\_\_  
DAVID CHADWICK, MAYOR



## MUNICIPAL ZONING APPLICATION

### PROPERTY INFORMATION:

Address: 203 SAN Augustine St  
Legal Description: Lot(s) 20210 Block 5 Subdivision TR 508

### OWNER INFORMATION:

Owner Name BRAD WINTER Daytime Phone 591-6696  
Signature [Signature]  
Mailing Address 210 NEWMAN ST CENTER

### APPLICANT INFORMATION:

Applicant Name BRAD WINTER Daytime Phone 591-6696  
Signature [Signature]  
Mailing Address 210 NEWMAN ST

### DESCRIPTION OF REQUEST:

Specific use permit to allow storage  
repair FORN-APPLANCE (Truck) as defined  
by the C1 District.

(Attach additional sheets and diagrams, if necessary)

### TYPE OF REQUEST:

Rezoning Request (Fee \$150.00) ☐ Specific Use Permit (Fee \$150.00) ☒

I do hereby certify that the above information is true and correct to the best of my knowledge.

[Signature]  
Signature of Property Owner

2-14-19  
Date

[Signature]  
Signature of Applicant

2-14-19  
Date

**NOTE:** This application will not be processed unless accompanied by a filing fee as indicated above, please make checks payable to "City of Center".

Date filed 2-14-19 Case number 2019-1 Accepted by \_\_\_\_\_



March 12, 2019

RE: Application 2019-1 (Windham)

Planning and Zoning Commission:

**\*CASE # 2019-1 ---213 San Augustine Street:**

**Request is for a Specific Use Permit for designation "Storage, Repair or Furniture & Appliance (Inside)"**

Included with the application are maps of the location with the 200' notice area with and without zoning. Note this location immediately abuts the downtown Planned Development Zone to the north.

The City of Center has received a request for a Specific Use Permit at 213 San Augustine Street. Upon inspection for building code compliance, it was determined that the owner/occupant was initiating storage spaces interior to the existing structure. There is no specific definition for rental storage units contained in a single building. The use does not seem to fit the definitions for in the industrial/warehousing category of either "self storage/mini-warehouses" nor a "warehouse". Within the Commercial/Service uses, there is a use identified as "Storage, repair of furn. & appliance (Inside)" but there is no definition for this identified use within Sec 23.

**Notices/Comments:**


One response from an adjacent property upon receipt of the notice was supportive of this application and use of this structure as interior storage units for rental.

**Other Issues:**

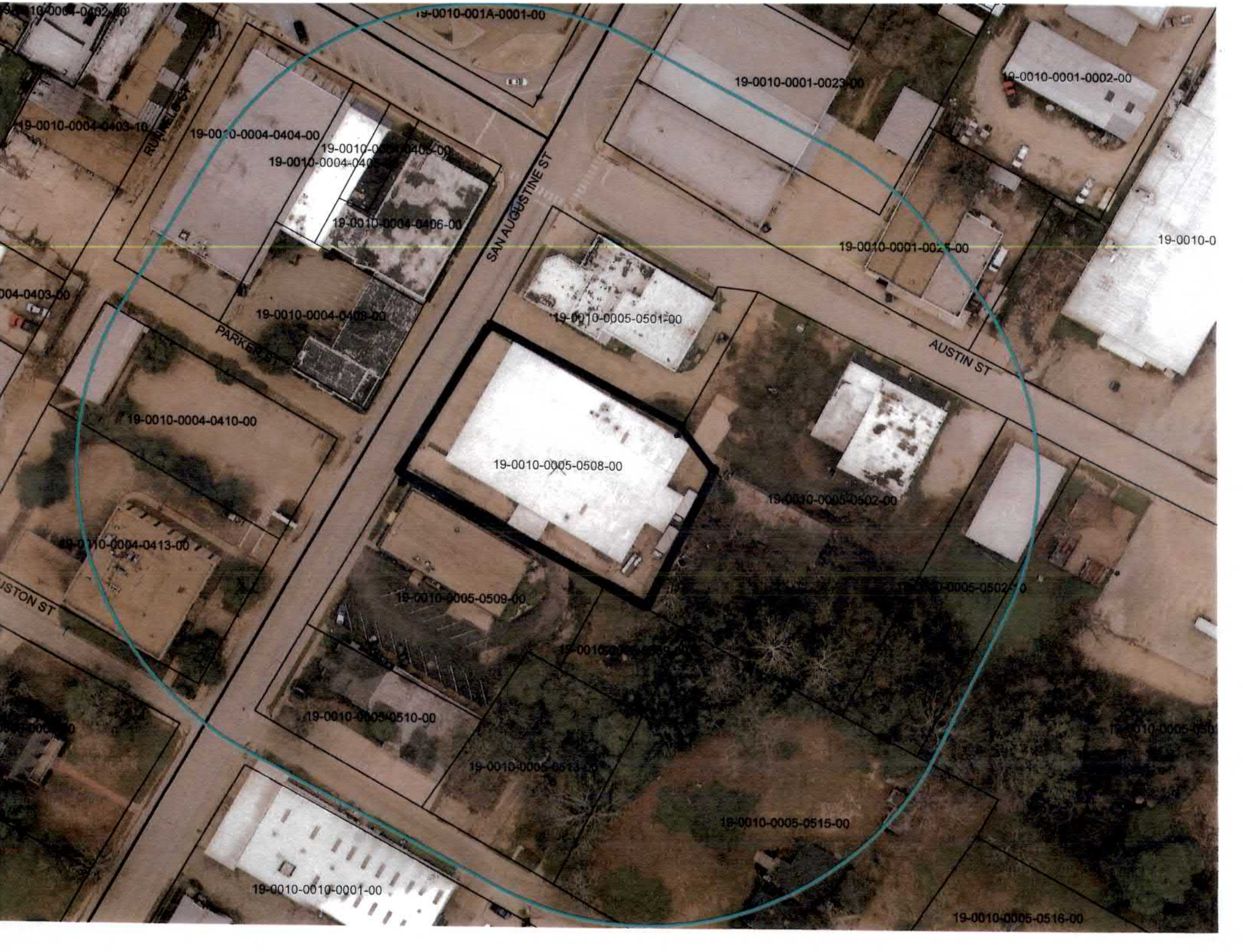
- 1) Parking is as exists and does not appear possible to expand on the current parcel and is on-street which is no longer allowed but without change in retail/commercial category of use would retain its present legal, non-conforming status. Since there is no specific definition and it is not retail, the most likely requirement would be "Mini-warehouse" of four (4) spaces plus one (1) per 5,000 square feet.
- 2) Utilities are not of any concern
- 3) Setbacks and fencing are not applicable.

**Alternative(s):**

If the Commission elects granting this application, I would advise contemporaneous adoption of a definition for this use description. Prior to the meeting, I will attempt to draft a detail definition that could be utilized for this description should the Commission deem this application appropriate.

  
Chad Nehring  
Zoning Official





19-0010-0004-0402-00

19-0010-001A-0001-00

19-0010-0001-0023-00

19-0010-0001-0002-00

19-0010-0004-0403-00

19-0010-0004-0404-00

19-0010-0004-0405-00

19-0010-0004-0406-00

19-0010-0004-0408-00

19-0010-0004-0409-00

004-0403-00

19-0010-0001-0025-00

19-0010-0

SAN AUGUSTINE ST

AUSTIN ST

PARKER ST

19-0010-0004-0410-00

19-0010-0005-0501-00

19-0010-0005-0508-00

19-0010-0005-0502-00

19-0010-0004-0413-00

19-0010-0005-0509-00

19-0010-0005-0502-00

JACKSON ST

19-0010-0005-0509-00

19-0010-0005-0510-00

19-0010-0005-0513-00

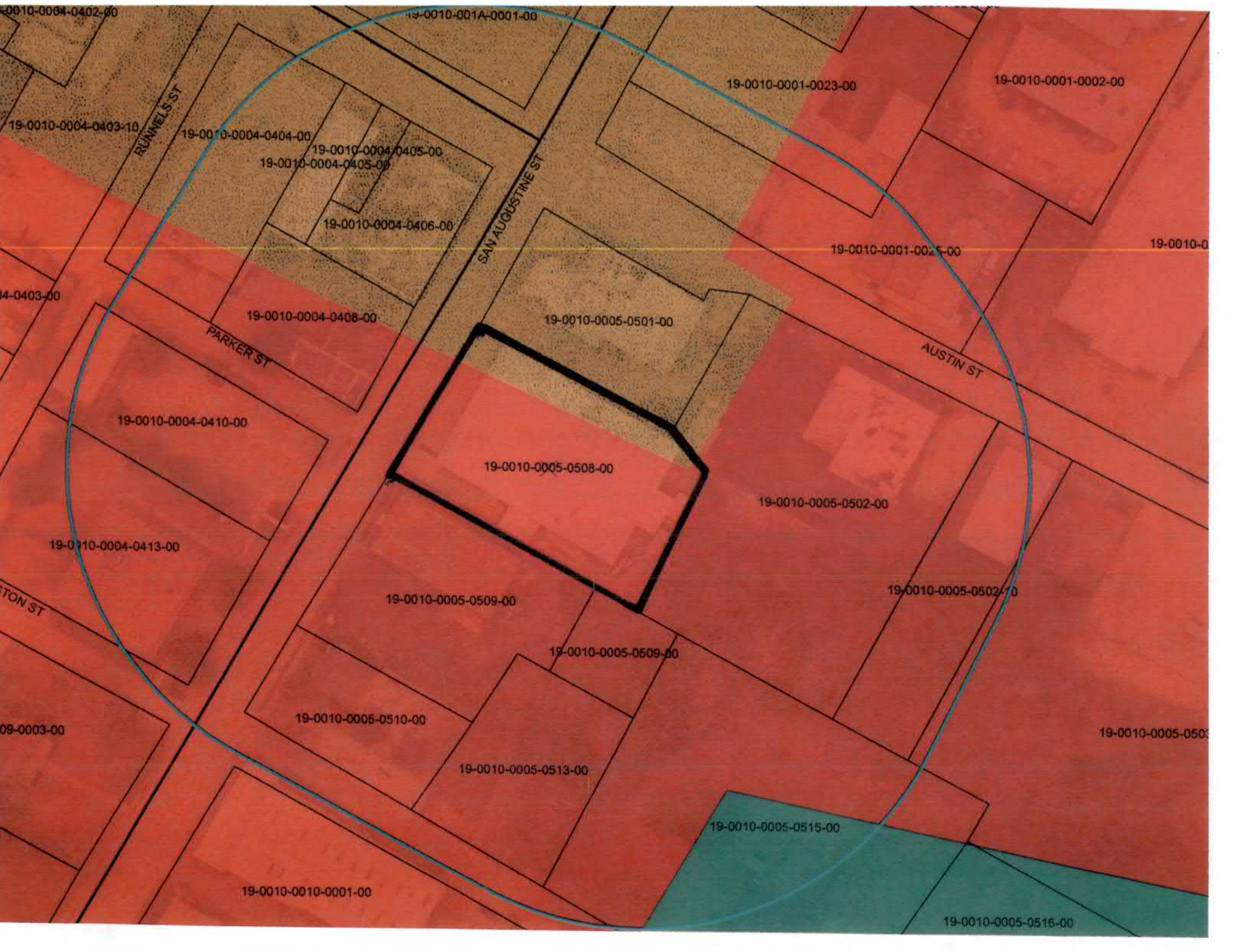
19-0010-0005-0515-00

19-0010-0005-0516-00

19-0010-0010-0001-00

19-0010-0005-0516-00







**SECTION 16    C-1 -- COMMERCIAL DISTRICT - OFFICE, LIGHT RETAIL, AND NEIGHBORHOOD SERVICES**

**16.1    General Purpose and Description**

The Commercial District -1 is intended for office facilities, neighborhood shopping facilities, and retail and commercial facilities of a service character. The C-1 District is established to accommodate the daily and frequent needs of the community. The following regulations shall be applicable to all uses in the district:  
(Ord. No. 2007-16 § 9c, 10-22-07)

- 16.1.1.     The business shall be conducted wholly within an enclosed building;
- 16.1.2     Required yards shall not be used for display, sale, or storage or merchandise or for the storage of vehicles, equipment, containers, or waste material;
- 16.1.3     All merchandise shall be sold at retail on the premises; and
- 16.1.4     All such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisance.

**16.2    Permitted Uses**

A building or premise shall be used only for the following purposes:

- 16.2.1.     Discount, variety, or department store of not greater than twenty thousand (20,000) square feet floor space.
- 16.2.2.     Food store with floor space not greater than twenty thousand (20,000) square feet.
- 16.2.3.     Gasoline service station (no garage or automobile repair facilities).
- 16.2.4.     Other uses as listed in Section 22 of this ordinance.

**16.3    Permitted Specific Uses**

The following specific uses shall be permitted in the C-1 District, when granted in accordance with Section 25:

- 16.3.1.     Broadcasting facilities, radios, television, or microwave tower.
- 16.3.2     Gasoline service station with associated minor automobile repair facility with floor space not greater than two thousand five hundred (2,500) square feet.
- 16.3.3.     Other uses as listed in Section 22 of this ordinance.

16.4 Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

16.5 Parking Regulations

Off-street parking and loading shall be provided as set forth in Section 26.

16.6 Fencing Regulations

If the business requires twelve (12) or more parking spaces, and abuts a residential district, fencing, in accordance with Section 15.7, is required.

OFFICE, RETAIL, COMMERCIAL, AND SERVICE TYPE USES (Continued)

TYPE OF USE	A	SF-E	SF-1	SF-2	TF	MF	MH-1	MH-2	C-1	C-2	M-1	M-2	Ordinance Number
Racquetball facilities									S	X	X		
Restaurant or cafeteria, with drive-in service						S			X	X	X		
Restaurant or cafeteria, without drive-in or drive-through service						S			X	X	X		
Restaurant, with drive-in service									X	X	S		
Restaurant, with drive-through service									X	X	S		
Retail Alcohol Sales									S	X	S		2007-16
Retail shops and stores other than listed									X	X	S		
Second hand store, furniture/clothing									S	X	X		
Service, retail									X	X			
Shopping center									S	X	X	S	
Storage, repair or furn. & appliance (Inside)									S	S	X	X	
Storage, repair or furn. & appliance (Outside)									S	S	X	X	
Studio (photographer, musician, artist)									S	X	X	X	
Studio for radio and television									X	X			
Tanning salon									S	X	S		
Tattoo Parlor									S	S	S	S	



## **Storage Solutions information**

A specific use permit to repurpose the existing furniture store building for climate controlled storage units is respectfully requested for consideration.

No plumbing work done, none used or active.

No electrical work is required due to the following.  
No electrical connections or lights are allowed inside storage units. People would screw an adapter in a light socket and have freezers & coolers running.

The lights are the original overhead 8' fluorescents. About 200 in there, all work. And some floodlight fixtures too. Furniture stores are very well lit. It'll never need maybe a fourth of them. The existing electrical through the entire building greatly exceeds any needs, now or future.

It will save many thousand of dollars in electrical usage annually vs a furniture store, greatly reducing the load on the downtown power grid.

Just this month SWEPCO finally after years replaced all the burnt wiring & transformers on the pole that feeds all 3 of, this facility, Pizzaria & Dr Rileys Office. The furniture store would pull 150 amps all day long, 250 amps + in the summer, this plus the other 2 businesses use a lot, has always been too much for the one pole.

There have been previous times a wire burns completely off at the transformer connection, dropping power to all 3 places.

The storage would not exceed 50 amps on the hottest summer day, for lights & AC, less than 20 amps non-summer days.

It would only use 10-15% of what the retail store did in summer months.

And less than 10% in non summer months. Saving about 90% usage.

Eco-friendly vs retail.

Now that's its repaired, the greatly reduced usage of a storage will eliminate future overloading of that circuit, keeping my neighbor/friend Dr Riley's X-Ray machine in operation, that he just got back on with SWEPCO's repair.

Formerly a retail store, every day several dozen on more cars would have to back out into traffic right before the intersection, very hard to get out at most times. There were many accidents over the decades. Often there were never enough spaces for customers as well. The parking situation has deterred potential retail/office customers

A storage facility may have one or two cars all day, eliminating the dangerous condition that would return with a busy office/retail facility.

There is a big need for it, the only indoor secure CC storage is Toledo's, and they have been full for years with a waiting list.

Great friends they'll send me their overflow, not many would do that for a competitor.

Repurposing existing structures of this size maintains its good value to the community for many more years vs sitting unused.

With wide open spaces , the building is ideal to convert. Simply partitioning off existing space is very cost effective vs rip out/remodel other facilities.

A new ground up CC Storage of this size would cost too much to be feasible. Conversion of existing facilities works to save money all the way around. Pricing of units will be very competitive.

The construction is very solid, an anchor between every stud. It is built for people to slam stuff into it, has to be.

All the framing is straight, laid out square. Everything is square , true & level. Every 3' sheet of metal has 16-20 screws in it.

I have fence wire stretched over the top of the units for security , and so members also can't access the existing lights .

I plan to install white metal over the bottom 6' of the plate glass windows, with insulation in between, to increase security & safety, and to greatly reduce heat gain, the sun hits that hard.

Many people are very happy safe CC storage here is now available, and it will always be kept nice, clean and neat. A private very secure facility, members only have access as needed. It will never be left unlocked , or open to the public.

My Dad worked hard with you to improve the downtown area, I fully understand expectations are much higher there, than in any other storage location in the City. I want to be the best & safest storage here if approved.

I want to improve it to the most secure facility in all of East Texas. Its very secure as is, will add metal over the windows, programmable card lock, burglar/fire alarm system, w/ motion sensors on secure/overhead areas if this gets approved

Lease forms prepared for me by Price law office are very strict, many banned items, anything flammable, dangerous or nasty is banned. All clients info is on file.

No 'garage sales', offices, daycares, etc, by any storage tenants will be allowed.

Front personal storage units are for personal storage purposes only.

Personal storage occupants are not allowed guests/visitors/clients. If they have to send somebody in their stead, I need that persons info too.

Only a commercial rear unit tenant would be allowed to conduct their approved business while accessing their storage space, and that is through the rear or side entrances only.

example of approved actions- *A contractor has building supplies stored he wants a homeowner to see before they install,*

*Or a vendor has products stored and the buyer comes picks it up from him at the storage .*

*As a commercial tenant, only they are allowed to bring somebody to look at what they have , but still are not allowed to make this their office/primary location*



There will be no mess or clutter, everything has to go in their space, if anybody doesn't remove all when leaving, they lose their deposit and I will promptly remove any item left out, if there ever is one

And will have on cam who left it.

No vehicles are to be left there over 24 hours in the front lot. There will be no paid 'storage' of clients automobiles.

If a car breaks down in front lot must be fixed & gone same day or towed to a shop.

If a commercial client has any work/delivery vehicle(s) left overnights, it will be inside the locked fenced area behind the building, like the furniture store always did.

The 3 parking spots in front of the glass doors are for loading/ unloading only.

I have signage for that. Blocking the entrance & unable to locate driver or move may have to be towed at the owners expense, if clients access is restricted due to the improperly parked vehicle.

The 3 parking spots at either end of the lot are often used by Pizzaria, courthouse or Dr Rileys clients, I am glad to help with their parking overflow as long as they do no block the entrance.

Storage clients may leave their cars at either end of the lot if needed, just not over 24 hours.

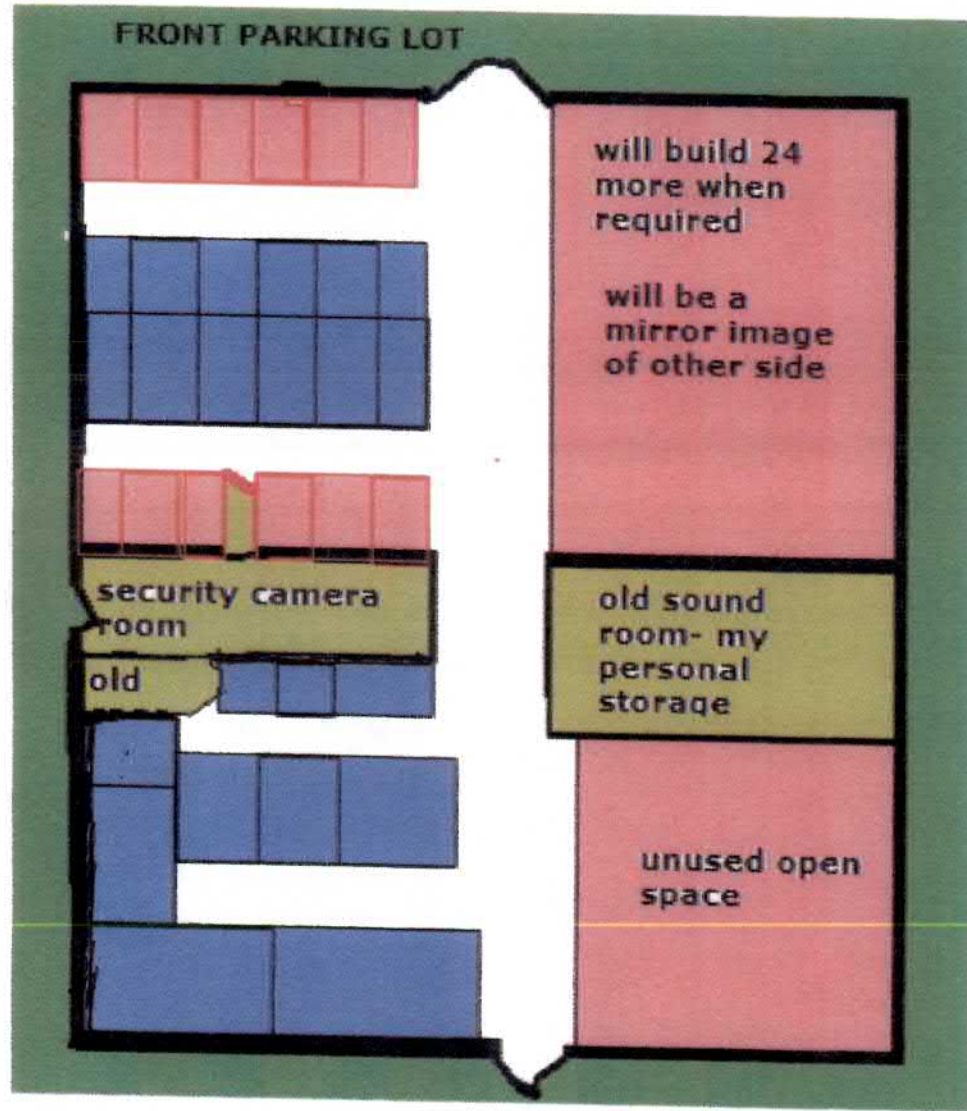
(Rarely if I have somebody with a trailer they may need one whole side of the lot to pull up.)

*During poultry festival I will barricade the 3 spots in front of the doors in case somebody has to get items in or out.*

Building is 100'x140', expected build out to 48 units in the front , 24 on each side. And 12-15 more larger units in the rear area. 60+ total units.

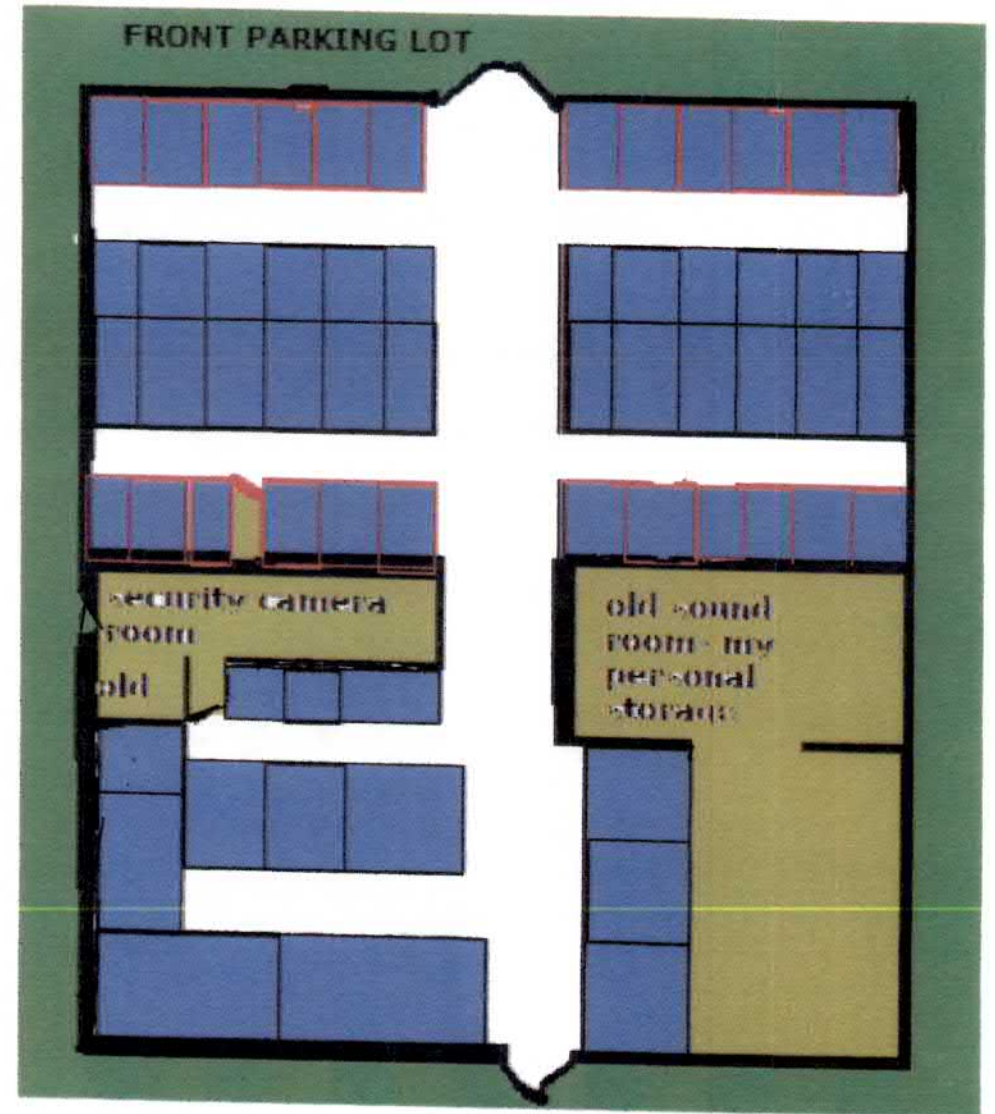
A brand new facility like this would be too expensive, but repurposing a perfectly good existing structure provides safe secure storage access to local residents at a reasonable price.

Existing Blue, Pink to  
be built.



NOW

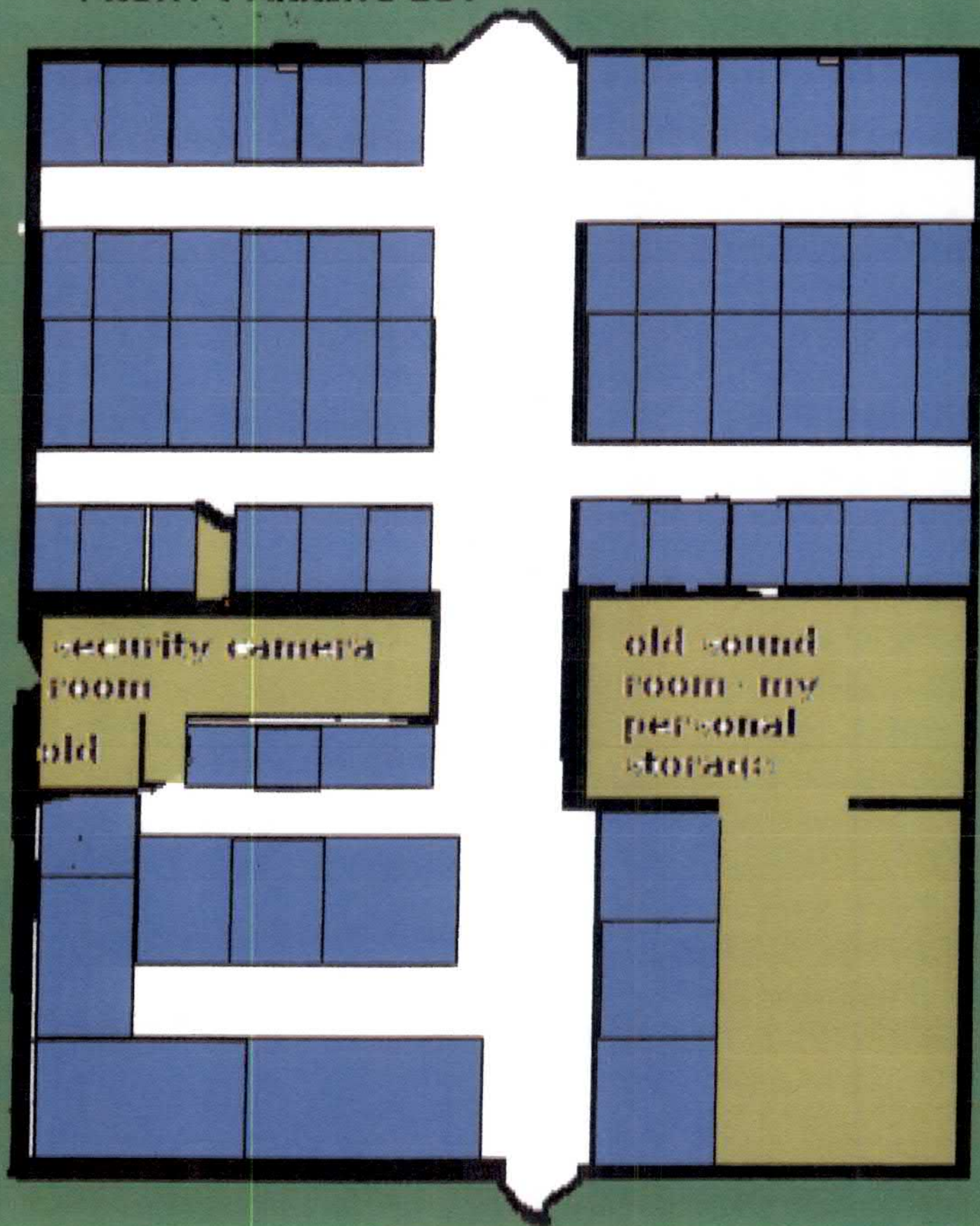
Expected plan after  
final completion,



COMING SOON



FRONT PARKING LOT





**PARK PERMIT**  
**TEMPORARY FACILITY USE PERMIT**  
**\$25.00 Permit Fee**

In Lieu of a Facility License Agreement Required by Section 58-4(c), A Facility Use Permit May be Issued Administratively Without the Prior Approval of the City Council Under Section 58-4.

The Following Criteria must be met:

1. Event is generally open to the public without fee or charges;
2. Does NOT authorize items for sale. (Temporary concessions of food sales are allowed however prizes, merchandise, etc. must be provided to attendees at no charge)
3. Does NOT include any commercial or business activities other than (a) temporary signage by sponsor and/or business; (b) distribution of business promotional materials free of charge to any and all park users.
4. Last no more than six (6) hours during a single day including setup/cleaning.

\*\*\*\*\*

Date of Event: 4-13-19  
Start Time of Event: 10am End Time of Event: 4pm

Location of Event:

- ☒ Portacool Park Basketball Pavilion and Adjoining Area  
☐ Pavilion at Center Park Adjoining Pond  
☐ Perry Sampson Park  
☐ Center Noon Lion's Club Baseball Complex  
☐ Center Softball Complex

Detailed Explanation of Event:

see attached.

Please check all applicable boxes below:

- ☐ Concession sales or give away during the permit time;  
☒ Use of Sound Amplification Equipment not otherwise in violation of public nuisance laws for sound level, vulgarity and disturbance;  
☒ Business advertising and distribution of promotional materials as a component of an event, but NOT as the sole activity.  
☒ Use of temporary facilities including tables, chairs, displays, inflatables and/or other similar event equipment;  
☐ Operation of field lights, with additional hourly fees

Name of Business/Organization: Pilgrim's

Contact Name: Sara Donaldson Phone Number: 931.371.9881

I agree to the terms of this agreement:

Signature:  Date: 2/28/19

## **ITEMS OF INTEREST**

1. Downtown Streetscape Renovation Project Information.
2. Portacool Park Event – Easter Egg Hunt.
3. Railroad Commission of Texas Letter – Sand Hill Foundation.
4. TCEQ Letter.
5. Public Utility Commission of Texas Letter.
6. New Sign at Police Station.



617 Tenaha Street • P.O. Box 1744  
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[www.centertexas.org](http://www.centertexas.org)

March 12, 2019

Downtown Merchants and Building Owners

RE: Downtown Streetscape Renovation Project

I'm sure most of you have heard that the City Council has requested finalization of plans for downtown renovation. As with most stories, there may not always be clarity in what is repeated or understood causing some apprehension or trepidation. So that all our merchants and impacted properties have the same information, I felt it a good idea to relay the current status, project information and assistance requested from each of you to help make this as well planned as possible.

Last Fall, City Council determined it appropriate to proceed with this improvement concept designed by downtown owners/merchants beginning in 2012 which has failed to qualify for any state or federal funding. Council authorized the final engineering design to produce documents to obtain construction bids. The final engineering and project estimate should be completed and ready to present to Council and the public by the end of this month. No date is yet sent, but the goal is before April 8<sup>th</sup>, a thorough presentation can be scheduled at which everyone's input and involvement would be greatly appreciated. Once any final details or adjustments are worked out from this presentation, the project will be advertised for bids which is at least a sixty-day process before awarding a construction contract.

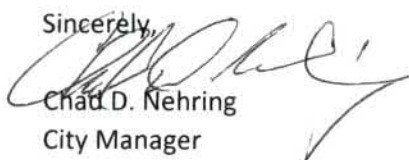
If bids received are within budget parameters as determined by the Council, award could be as early as June which would then likely have construction starting no earlier than July around the conclusion of What-A-Melon Festival. It is projected as a 365-day construction period, such that at least Poultry Festival 2019, Christmas Parade and Holiday Shopping Season would be impacted but the instructions to contractors are to accommodate for these events and maintain daily access to all businesses throughout the construction period. If there are other events that need to be accommodated, please contact me as soon as possible, so that we can explicitly direct the contractor of those issues.

Timeline:

- Presentation of Plans – first week of April, tentatively
- Review/Award of Construction Bids – estimated June 10<sup>th</sup>
- Start of Construction – July/August

I realize construction can present some difficulties but our goal is to work with everyone and find a contractor that will accommodate. If you have questions, please email me at [cnehring@centertexas.org](mailto:cnehring@centertexas.org) or contact me at City Hall or call 598-2941.

Sincerely,

  
Chad D. Nehring  
City Manager



## Tentative Schedule for Downtown Project

Date	Milestone(s)
3/25	- Council meeting – Preliminary Financial Forecast
4/2	- Specification Detail Specifications Meeting w/Project Design Team
4/8	- Council Meeting – Financial Advisor Presentation of Project Funding/2020 COs
4/16	- Special Council meeting/Public Presentation by Project Design Team
4/22	- Council Meeting – Final Plan Approval and Authorization to Bid Preliminary Ordinance for Intent to Issue CO & Resolution for Reimbursement
6/4	- Bid Opening
6/10	- Council Meeting – Presentation of Bids & Award Ordinance for Issuance of Certificates of Obligation
6/25	- Pre-construction conference with Contractor & Design Team
7/15	- Estimated Start of Construction
7/22	- Estimate of Funding/Sale of 2020 COs



**Everett Griffith, Jr. & Associates Inc.**  
ENGINEERS SURVEYORS

**CITY OF CENTER  
DOWNTOWN IMPROVEMENTS PROJECT  
SCHEDULE**

March 22, 2019

1.	Design Meeting w/ White Oak	Thursday	April 4 - 10:00
2.	Public Presentation	Tuesday	April 16 - 5:00
3.	Council Authorization	Monday	April 22 - 5:00
4.	Advertise	Thursday	May 2
5.	Bid Opening	Tuesday	June 4 - 11:00
6.	Bid Award	Monday	June 10 - 5:00
7.	Pre-Con Meeting	Tuesday	June 25 - 10:00
8.	Start Construction	Monday	July 15

Note: No construction on the following dates:

- |   |                     |                     |
|---|---------------------|---------------------|
| * | Watermelon Festival | July 11 - 13, 2019  |
| * | Poultry Festival    | October 3 - 5, 2019 |

**PARK PERMIT**  
**TEMPORARY FACILITY USE PERMIT**  
**\$25.00 Permit Fee**

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The Following Criteria must be met:

1. Event is generally open to the public without fee or charges:
2. Does NOT authorize items for sale. (Temporary concessions of food sales are allowed however prizes, merchandise, etc. must be provided to attendees at no charge)
3. Does NOT include any commercial or business activities other than (a) temporary signage by sponsor and/or business; (b) distribution of business promotional materials free of charge to any and all park users.
4. Last no more than six (6) hours during a single day including setup/cleaning.

\*\*\*\*\*

Date of Event: April 20, 2019

Start Time of Event: 12pm End Time of Event: 2pm

Location of Event:

- ☒ Portacool Park Basketball Pavilion and Adjoining Area
- ☐ Pavilion at Center Park Adjoining Pond
- ☐ Perry Sampson Park
- ☐ Center Noon Lion's Club Baseball Complex
- ☐ Center Softball Complex

Detailed Explanation of Event:

Easter Egg Hunt/Block Party - Similar to last year's event.

Please check all applicable boxes below:

- ☒ Concession sales or give away during the permit time;
- ☒ Use of Sound Amplification Equipment not otherwise in violation of public nuisance laws for sound level, vulgarity and disturbance;
- ☒ Business advertising and distribution of promotional materials as a component of an event, but NOT as the sole activity.
- ☒ Use of temporary facilities including tables, chairs, displays, inflatables and/or other similar event equipment;
- ☐ Operation of field lights, with additional hourly fees

Name of Business/Organization: First Baptist Church - Center

Contact Name: Stephanie Cline Phone Number: 936-548-5605

I agree to the terms of this agreement:

Signature:  Date: 4/18/18

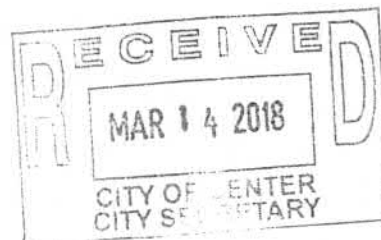




# RAILROAD COMMISSION OF TEXAS

## OIL AND GAS DIVISION

March 8, 2019



SAND HILL FOUNDATION, LLC  
P O BOX 1661  
CENTER TX 75935

RE: Application for Fluid Injection or Disposal Permit (Form W-14)  
CENTER (PETTIT) Field, SAND HILL SWD (000000) Lease, Well No. 6, SHELBY  
County, Texas, District 06  
Tracking No. **50154**

Our initial administrative and technical reviews indicate deficiencies that will need to be corrected to complete your application.

Additionally, we have received protest to the above-referenced application. Copies of the protest correspondence can be viewed online via the RRC Electronic Document Management System (EDMS) at [http://webapps.rrc.texas.gov/eds/eds\\_searchUic.xhtml](http://webapps.rrc.texas.gov/eds/eds_searchUic.xhtml). A hearing may be scheduled only if the application is administratively complete. When this requested information is received, a public hearing may then be scheduled upon your written request.

- **Our records indicate that your Organization Report, Form P-5, is delinquent. Please provide a current Form P-5. If you have any questions concerning the Form P-5, please call the P-5 Department at 512-463-6772.**
- **Please provide the published newspaper article. The newspaper article was not included in the application.**
- **Please provide a signed, notarized and dated affidavit for your published newspaper article. The affidavit was not included in the application.**
- **Due to evidence of pressurization of intervals above the productive horizons in the area of the Sabine Uplift in Harrison, Panola, and Shelby Counties, additional information is requested in order to evaluate this application. Our intent is to ensure the continued ability to safely dispose of produced water from the area, while preventing a possible threat to underground sources of drinking water or hydrocarbon resources in this area from the escape of fluids from disposal intervals.**

*UIC permitting procedures can also be found at <http://www.rrc.texas.gov/oil-gas/publications-and-notices/manuals/injectiondisposal-well-manual/summary-of-standards-and-procedures/>.*

- Provide a top of cement table and map for all wells including plugged wells that penetrate the top of the injection interval within ½ mile of the subject well. For plugged wells include depths of all perforations and cut-pulled casing during the plugging operation.
- Provide an annotated log of the subject well or an offset well for the purpose of identifying the formation top(s) and bottom(s) of the permitting formation(s).

**Please respond to this letter in its entirety, if possible.** The Texas Administrative Code, Title 16, Part 1, Chapter 1, Rule 201 states that an applicant may make no more than two supplemental filings to complete an application. If, after two supplemental submissions, the application is still incomplete, the division or section shall administratively deny the application.

Please submit the requested information (**in writing**) to Injection-Storage Permits and Support Section of the Railroad Commission of Texas, P.O. Box 12967, Austin, TX 78711. Submittals are reviewed in the order they are received. If you have any questions, you may call Nicole Moore at 512-463-6846 or [nicole.moore@rrc.texas.gov](mailto:nicole.moore@rrc.texas.gov); or Meghan Riley at 512-463-6816 or e-mail [Meghan.Riley@rrc.texas.gov](mailto:Meghan.Riley@rrc.texas.gov). When calling please refer to Tracking Number **50154**.

**CC: Tracking No. 50154 Protestor Service List (attached)**

**Tracking No. 50154 Protestor Service List:**

SAND HILL FOUNDATION, LLC  
P O BOX 1661  
CENTER TX 75935

CITY CENTER OF TEXAS  
P. O. BOX 1744  
CENTER, TX 75935-1744

RITA METCALF HAIRGROVE  
1384 CR 4260  
TIMPSON, TX 75975



Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 15, 2019

The Honorable David Chadwick  
Mayor of the City of Center  
PO Box 1744  
Center, Texas 75935

Re: Wastewater Complaint Investigation at:  
5907 Loop 500, Center (Shelby County), Texas, 75935  
Regulated Entity No.: RN101614014; TCEQ ID No.: WQ0010063003; EPA ID No.: TX0076953;  
Investigation No.: 1550562; Incident No.: 300693;

Dear Mayor Chadwick:

On January 18, 2019, Investigator Courtney Jackson of the Texas Commission on Environmental Quality (TCEQ) Beaumont Region 10 Office conducted an investigation of the above-referenced facility to evaluate compliance with applicable requirements for wastewater treatment. No violations are being alleged as a result of the investigation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Ms. Courtney Jackson in the Beaumont Region 10 Office at 409-898-3838.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald Hebert".

Ronald Hebert  
Water Section Manager  
Beaumont Region 10 Office

RH/CJ/bd



# *Public Utility Commission of Texas*

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

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## **2019 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES**

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**March 14, 2019**

### **PURPOSE**

This letter is to notify you that your city's 2019 maximum access line rates have increased by 1.1120% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

### **DEFAULT RATES FOR 2019: INCREASE**

Based on the choices made by your city in April 2018, your city's 2019 rate will either be adjusted for inflation, or will remain the same as your 2018 rate. According to our records, when similar CPI adjustments were made in April 2018, your city chose the MAXIMUM allowable CPI-adjusted rates. Therefore, your 2019 rates will reflect an increase of 1.1120% from your 2018 rates. You have the option to decline this increase in rates by taking the action explained below.

### **ACTION BY CITY: TO REFUSE THE INCREASE**

(1) You do not have to respond to accept the increased access line rates. (2) Respond ONLY if you want to DECLINE the increase in access line rates. (3) To decline, notify the PUC using page 2 of this letter no later than April 30, 2019. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

### **WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2019?**

If a city does not respond by April 30, 2019, the rates for your city will increase from 2018 levels. The next opportunity to adjust your rates will be September 1, 2019.

### **WHAT HAPPENS NEXT?**

The PUC will notify telephone companies of your desired rates and you will be compensated accordingly no later than July 1, 2019.

### **FUTURE REVISIONS TO CPI**

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2019, you will receive a similar letter in March 2020.

See over...

## City of Center

### SECTION 1: Your 2018 city preferred rates are as follows:

Residential: \$1.79 Non-Residential: \$4.11 Point-to-Point: \$6.20

### SECTION 2: Your default rates for 2019 are as follows. Note: These are higher than the 2018 rates (above) due to the CPI inflation adjustment.

Residential: \$1.81 Non-Residential: \$4.16 Point-to-Point: \$6.27

To decline your default increase in rates, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I \_\_\_\_\_, Title \_\_\_\_\_, am an authorized representative for the City/Town/Village of \_\_\_\_\_. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential \_\_\_\_\_; Non-Residential \_\_\_\_\_; Point-to-Point \_\_\_\_\_.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Other Comments:

#### HOW TO RESPOND

Mail: Stephen Mendoza  
Public Utility Commission  
P.O. Box 13326  
Austin, Texas 78711-3326

#### INQUIRIES

Inquiries only. NOT for sending your response.  
HB1777@puc.texas.gov  
Phone No: 512-936-7394

Or FAX to Stephen Mendoza at: 512-936-7428

#### CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (936) 598-2941

Phone No. 2: (936) 598-2942

Fax No: (936) 598-2615

Email: jgibson@centertexas.org

#### Address

JAMES GIBSON FINANCE DIRECTOR  
or current city official responsible for right-of-way issues  
CITY OF CENTER  
PO BOX 1744  
CENTER TX 75935



