

BEXAR METROPOLITAN WATER DISTRICT
2047 W. MALONE, SAN ANTONIO, TEXAS 78225
P.O. BOX 245994, SAN ANTONIO, TEXAS 78224
REGULAR BOARD MEETING
May 2, 2006

In accordance with Chapter 551 of the Texas Government Code, Vernon's Annotated Civil Statutes, Section 31, notice is hereby given to the public that the Board of Directors for the BEXAR METROPOLITAN WATER DISTRICT shall have a Regular Board of Directors Meeting on the **2nd day of May 2006**. **The meeting will be called to order at 4:30 p.m., with an Executive Session to follow thereafter. Open Session will begin at 6:00 p.m.** The meeting will be held in the Bexar Metropolitan Water District Board Room, 2047 W. Malone, San Antonio, Texas.

The District provides unrestricted access for the disabled.

1. Meeting Called to Order.

EXECUTIVE SESSION:

2. Executive Session

The Bexar Metropolitan Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters listed below, as authorized by Chapter 551 of the Texas Government Code, Vernon's Civil Statutes, Subchapter D, as it pertains to private consultation with the Board's attorneys (§551.071); deliberation about Real Property (§551.072); deliberations about Gifts and Donations (§551.073); as it pertains to Personnel (§551.074); deliberations about Security Devices (§551.076); and Economic Development (§551.087). EXECUTIVE SESSION ITEMS MAY BE DISCUSSED AND ACTED UPON, IF APPROPRIATE IN OPEN SESSION.

- a. Personnel Issues (Clement/Olivares).
- b. Lease of 356.3 acre-feet of an Edwards Aquifer Initial Regular Permit from Frank W. Mechler, Jr. (Olivares/Albach).
- c. To authorize the General Manager to negotiate and approve the contract with Partners Realty, selected via request for qualifications, for Real Estate Appraisal/Valuation Services recommended by Staff and the Finance Committee (Fenimore/Olivares).
- d. Sale and Purchase of Real Property by BexarMet (Olivares/Ruiz).
- e. Contract amendment with Water Exploration Company, Ltd., (WECO) for the purchase of Trinity Aquifer water obtained from wells owned by WECO in northern Bexar County, Texas (Olivares/Ruiz/Albach).
- f. BexarMet Utility Service Agreement provisions (Olivares/Ruiz).

- g. General litigation matters involving ongoing, pending or contemplated litigation and settlement offers (Olivares/Ruiz).
3. The Board will reconvene in Open Session and may take ACTION regarding discussion in Executive Session.
4. Requests by interested citizens to address the Board.

ACTION ITEMS:

THE BOARD WILL BE ASKED TO CONSIDER AND TAKE ACTION:

5. To approve the District's Operations and Capital Budget, Business Plan and Financial Plan for Fiscal Year 2006-2007 (Fenimore/Olivares/Jesse Morin).
6. To authorize the General Manager to negotiate and approve the contract with a firm, selected via RFQ, for Architectural Services Pay Station Design as recommended per Staff and Pay Station Committee (Sosa/Olivares).
7. To authorize the General Manager to contract with C & C Groundwater Services, selected via bids, for rehabilitation of five Trinity Aquifer wells, known as Timberline, serving the Timberwood Park area (District 6) for an amount not to exceed \$130,525.00 (Olivares/Terrazas).
8. To approve a contract with Turner Collie & Braden for engineering services (Design Phase) for water main adjustments required by the reconstruction of Pue Road from Kriewald Road to Sunset Drive (District 2) for an amount not to exceed \$8,800.00 included in the FY 06-07 Capital Budget (Olivares/Terrazas).
9. On a Resolution for the adoption of the water supply development fee, as defined in the Water Supply Development Fee Study accepted by the BexarMet Board of Directors on March 27, 2006, in the amount of \$1,000.00 per equivalent dwelling unit ("EDU") to become effective May 3, 2006 (Fenimore/Olivares/Albach).
10. To authorize the General Manager to negotiate and approve the contract with Integrated Utilities Group, selected via RFP, for a Cost of Service analysis as recommended per Staff and the Finance Committee (Olivares/Jesse Morin).
11. To approve execution of a Utility Service Agreement with Standard Pacific Homes of Texas, L.P., for the Potranco-StanPac Development (District 2) (Olivares/Ruiz).
12. To approve execution of a Utility Service Agreement with ABG Development, Inc., for the Felder Tract Development (District 2) (Olivares/Ruiz).
13. To approve execution of a Utility Service Agreement with LGI Homes for the Canyon Crossing Development (District 2) (Olivares/Ruiz).
14. To approve Deductible Reimbursement payment of \$10,000.00 and \$5,000.00 to St. Paul Travelers for the settlement of two losses under the prior insurance policy periods (Olivares/Ruiz).

15. On a resolution authorizing the commencement of proceedings relating to the issuance of Waterworks System Revenue Refunding Bonds, appointing District advisors, consultants and underwriting team, and other matters related thereto (Olivares/Jesse Morin).
16. To approve the contract with Terreno Services, Inc., selected via RFQ, for Wireless Infrastructure Consulting Services (Olivares).
17. To approve a contract with Lockwood, Andrews & Newman, Inc., (“LAN”) for preliminary design plans for the BMA gate valve repair/replacement in an amount not to exceed \$16,000.00 (Olivares/Ruiz) [Tabled March 27, 2006 Regular Board Meeting].
18. To rename “Moreno” Street, site of BexarMet’s Water Treatment Plant (Olivares).
19. To retract the name of “Ronald C. Williamson” for the Water Treatment Plant and rename the plant (Olivares).

20. CONSENT ITEMS:

THE BOARD WILL BE ASKED TO CONSIDER AND TAKE ACTION:

- a. Payment liability pertaining to water services provided to rental property (Clement/Olivares).
- b. On the ratification of payment to Transwestern Commercial Services for the construction of an off-site 8” water main for fire protection enhancement of system reliability in Hollywood Park (District 6) for the amount of \$18,435.00 and reallocation of funds from Capital Budget No. BP-0001 (line 85, page 3 of 8; Repaint storage tanks) to new Line No. BP-0067 of Capital Budget FY 05-06 (Olivares/Terrazas).
- c. To approve the purchase and installation of one (1) 1,500 gallon per minute vertical turbine water well pump for Facility #070 (BMWD – Chaparral System Tamaron Road site (District 2), selected via invitation for bids per District policy, from Peerless Equipment Company, for the amount of \$77,402.00 from Capital Budget No. BP-0058 (Olivares/Albach).
- d. To authorize the General Manager to contract with CPS Energy, a sole source provider for the purpose of providing electric service to Facility #023 Lemonwood (District 6) an amount not to exceed \$28,660.96 from Capital Budget No. BP-0059 (Olivares/Albach).
- e. Ratification of Utility Service Agreement with AZTX Properties, Ltd., for the Remuda Ranch Development (District 2) (Olivares/Ruiz).
- f. Ratification of Utility Service Agreement with the Talley Road Participation Group, which includes Centex Homes, STLP5. Ltd., Rinco of Texas, Inc., KB Home Lone Star, L.P., and Gehan Homes Ltd., (District 2) (Olivares/Ruiz).
- g. Ratification of Utility Service Agreement with Continental Homes of Texas, Inc., for the Redbird Ranch Development (District 2) (Olivares/Ruiz).

- h. On the approval to change the Long-Term Disability Policy to Lafayette Life from Unum Life Insurance Company of America (Olivares/Wigfall Crute’).
- i. To authorize the General Manager to continue the Bexar Metropolitan Property, Casualty, General Liability, Auto Liability, Directors and Officers Liability, Crime, Umbrella, and Workers Compensation insurance coverage with Texas Municipal League Risk Pool (“TML”) effective May 1, 2006 through April 30, 2007 (Olivares/Ruiz).
- j. To authorize the General Manager to continue the Bexar Metropolitan Employee Benefits Plan Fiduciary Liability Insurance effective May 1, 2006 through April 30, 2007 (Olivares/Ruiz).
- k. On the approval of BexarMet Utility Service Agreement (“USA”) provisions as follows: Water Development Fee due at the time of BexarMet’s acceptance of the final inspection of each approved phase or unit of the Development; Developer responsibility to BexarMet for any unauthorized straight connects in the Development; Developer to provide written notification to any contractor or builder who is constructing homes or commercial properties in the Development to install Pressure Reducing Valves on customer’s side of the meter where static pressures exceed 80 psi; Developer to ensure that no meter boxes or fire hydrants in the Development are set in driveways or sidewalks and that any meters or fire hydrants set in driveways or sidewalks will be relocated at Developer’s, contractor’s and/or builder’s expense; and all unsettled claims and disputes arising from the USA shall go through an alternate dispute resolution process before suit is filed (Olivares/Ruiz).
- l. On the approval of the Financial Report for month ending March 31, 2006 and year-to-date (Olivares/Jesse Morin).
- m. On the approval of payment for legal fees for professional services provided to the District (Olivares/Ruiz).

21. ACTION ITEMS ADMINISTRATION:

THE BOARD WILL BE ASKED TO REVIEW AND APPROVE:

- a. February 27, 2006 Regular Board Minutes [Tabled March 27, 2006 Regular Board Meeting].
- b. March 6, 2006 Special Board Minutes [Tabled March 27, 2006 Regular Board Meeting].
- c. March 23, 2006 Special Board Minutes [Tabled March 27, 2006 Regular Board Meeting].
- d. March 27, 2006 Regular Board Minutes.

22. REPORT ITEMS:

- a. Committee Reports
- b. The purchase of materials necessary for store’s inventory or for on-going projects for the month of March 2006 (Olivares/Jesse Morin).

- c. The exceptional expenditures and professional fees for the month March 2006 (Olivares/Jesse Morin).
 - d. Top 25 Delinquent accounts (Olivares/Jesse Morin).
 - e. General Manager's monthly reports (Information only).
 - f. Professional Services Monthly Reports (Olivares/Ruiz).
23. The Board will be asked to set the date, time and order of the Open Session/Executive Session for the Board's regular monthly meeting and/or Special meeting.
24. The Board will adjourn.