

**BEXAR METROPOLITAN WATER DISTRICT**  
**2047 W. MALONE, SAN ANTONIO, TEXAS 78225**  
**P.O. BOX 245994, SAN ANTONIO, TEXAS 78224**  
**REGULAR BOARD MEETING**  
**October 30, 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 **30<sup>th</sup> day of October 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. To declare surplus .248 acres located on Peaceful Lane in San Antonio, Texas (District 5), (Clement/Olivares/Ruiz).
  - b. Sale, conveyance and transfer of ownership of 10.979 acres of BexarMet's Medio Creek Property to Union Pacific Railroad (Olivares/Albach).
  - c. General litigation matters involving ongoing, pending or contemplated litigation and settlement offers (Olivares/Ruiz).
  - d. Contract regarding credit card processing application of convenience fee (Olivares/Morin).
  - e. Personnel issues; salary ranges (Olivares/Wigfall Crute).
  - f. Board Ethics.
3. The Board will reconvene in Open Session and may take ACTION on any item discussed 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 waive the impact fees and water development fees applicable to certain Habitat for Humanity developments (Fenimore/Olivares).
6. To approve an amendment to the Contingent Engineering Services Agreement between Bexar Metropolitan Water District and River City Engineering, LTD., which was approved by the Board on December 21, 2005 for engineering services related to design and construction of facilities for the production of Trinity Aquifer water from wells owned by Water Exploration Company, Ltd. on properties known as the Dym (aka Borgfeld) tract and the Rogers tract in the amount \$572,000.00; and to approve the reallocation of \$572,000.00 from Capital budget No. BP-060764 (Monte Cristo pump station; line 128, page 4) to No. BP-060757 (WECO Well Testing – Dym, Rogers and Stein tracts water development; line 119, page 4); (Olivares/Albach).
7. To authorize the General Manager to negotiate and approve a contract with Claunch & Miller, Inc. (CMI), engineer selection by Bexar County, to complete the design of the replacement of water mains on Raven Field Drive (District 2) BP-060772 for an amount not to exceed \$36,495.00 (Olivares/Squire).
8. To authorize the General Manager to negotiate and approve a Utility Service Agreement with One Savannah Heights for the Savannah Heights Development (District 5), (Olivares/Ruiz).
9. To approve contracts with Indefinite Delivery Contractors for labor, equipment and materials costs associated with flatwork or concrete services in order to fix prices for the cost of these services for a three-year period [*Tabled September 5 and 25, 2006 Regular Board Meeting*] (Olivares/George).
10. To approve contracts with Indefinite Delivery Contracts for labor, equipment and materials costs associated with asphalt mill and overlay services in order to fix prices for the cost of these services for a three-year period [*Tabled September 5 and 25, 2006 Regular Board Meeting*] (Olivares/George).
11. To authorize the General Manager to approve and contract with Landmark Structures I, L.P., selected in accordance with District policy for construction of a 2.5 million gallon composite elevated storage tank for the Stevens Ranch production facility #178 (District 2) for a budgeted amount not to exceed \$3,090,000.00 from Capital Budget No. BP-060769 (carryover), line 133, page 4 (Olivares/Squire).

**12. CONSENT ITEMS:**

**THE BOARD WILL BE ASKED TO CONSIDER AND TAKE ACTION:**

- a. To ratify a Parking Leasing Agreement with Lange Management Company, LLC for 37 parking spaces located at 2026 W. Malone, San Antonio, Texas 78225 (Olivares/Ruiz).

- b. On payment of legal fees for professional services provided to the District (Olivares/Ruiz).
- c. To authorize the General Manager to approve the purchase of a Leak Detection Network Unit from Fluid Conservation Systems (FCS) in the amount of \$53,460.00 from capital budget (2006-2007) No. BE-6008; line 37, page 1(Olivares/George).
- d. To approve a new three-year cellular phone and mobile data communication agreement with Verizon (Olivares/Hopkins).
- e. To approve the extension for a forth year of the three-year “Radio System” maintenance agreement with Industrial Communications in the amount of \$15,493.00 a month (Olivares/Hopkins).
- f. To approve the modification of the Switch and Save Toilet Rebate program from one of offering rebates to one of distributing high quality, low flow toilets to qualified residential ratepayers in all BexarMet service areas (Olivares/Albach).
- g. On the approval of a contract with Fugro Consultants, L.P. selected via RFQ, for an amount not to exceed \$73,928.00 for geotechnical consulting services related to Texas Research Park BP- 060769, Swan 4Ac BP-060762, Canyon Park/Kallison Ranch BP-060768, and Timberline, Best Way and Overlook Parkway facilities and reallocation of \$47,484.00 from Crestwood Phase I BP-060704 for the latter three of the aforementioned facilities (Olivares/Squire).
- h. To authorize the General Manager to contract with Grubb Engineering for electrical engineering consulting services for Swan 4 Acres Production facility (BP-060762, District 2) for an amount not to exceed \$24,995.00 (Olivares/Squire).
- i. To authorize the General Manager to negotiate a contract with Grubb Engineering for electrical engineering consulting services for Kallison Ranch Water Production Facility (BP-060768, District 2) for an amount not to exceed \$24,995.00 (Olivares/Squire).
- j. To ratify the Utility Service Agreement with Laredo Westover Hills, Ltd., (“Laredo”) for the Liberte Tract/Ventura Development (Olivares/Ruiz).
- k. To ratify a contract with URS Corporation Contract for phase I; engineering consulting services in the amount not exceed \$126,827.00 BP-060761 for the design of a water production facility and related infrastructure regarding W. Oak Estates (Guerra tract) pump station (Olivares/Squire).
- l. To review financial reports for month ending August 31, 2006 (Olivares/Morin).
- m. To amend to R.L. Wilson, P.C.’s Engagement Letter for legal services (Olivares/Ruiz).
- n. To ratify the Utility Service Agreement with Continental Homes of Texas, L.P., for the Redbird Ranch Development (District 2) (Olivares/Ruiz).

**13. ACTION ITEMS ADMINISTRATION:**

**THE BOARD WILL BE ASKED TO REVIEW AND APPROVE:**

- a. May 31, 2006 Regular Board Minutes.
- b. June 21, 2006 Regular Board Minutes [*Tabled September 25, 2006 Regular Board Meeting*].
- c. July 24, 2006 Regular Board Minutes.
- d. September 5, 2006 Regular Board Minutes.
- e. September 25, 2006 Regular Board Minutes.

**14. REPORT ITEMS:**

- a. Purchase of materials necessary for store's inventory or for on-going projects for the month of September 2006 (Olivares/Morin).
- b. Exceptional expenditures and professional fees for the month September 2006 (Olivares/Morin).
- c. Top 25 Delinquent accounts (Olivares/Morin).
- d. General Manager's monthly reports (i) (Information only).
  - (i) Status report of Pay Station (Olivares/Garza).
  - (ii) Update regarding Emergency Resolution to expedite construction of facilities and infrastructure (Olivares/Squire/Albach).
- e. Professional Services Monthly Reports for October 2006 (Olivares/Ruiz).

**15.** The Board will be asked to set the date and time of the next monthly Board meeting.

**16.** The Board will adjourn.