

**BEXAR METROPOLITAN WATER DISTRICT
2047 W. MALONE, SAN ANTONIO, TEXAS 78225
P.O. BOX 245994, SAN ANTONIO, TEXAS 78224
REGULAR BOARD MEETING
December 19, 2007**

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 **19th day of December 2007. 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. General litigation matters involving ongoing, pending or contemplated litigation and settlement offers (Olivares/Ruiz).
- b. To approve and to authorize the General Manager to execute a Purchase and Sale Agreement with Galo Inc., for the sale of the Straus Medina Ranch and Uptmore Tract Properties in Bexar County, Texas as per the terms discussed in Executive Session (Olivares/Ruiz).
- c. To approve and to authorize the General Manager to execute a Purchase and Sale Agreement with C.J Trenda and Lucille Trenda for the sale of the Kearney Reservoir Property in Bexar County, Texas as per the terms discussed in Executive Session (Olivares/Ruiz).
- d. To approve and to authorize the General Manager to execute a Purchase and Sale Agreement with Kenneth Cole/Cole Farms and Ranch for the sale of the Cole Farm Property in Uvalde County, Texas as per the terms discussed in Executive Session (Olivares/Ruiz).

- e. To approve and authorize the General Manager to execute a Purchase and Sale Agreement with the City of San Antonio for the sale of the Applewhite Road Property in Bexar County, Texas as per the terms discussed in Executive Session (Olivares/Ruiz).
 - f. To approve and authorize the General Manager to execute a Purchase and Sale Agreement for the Sale of the Comal County Water System as per the terms discussed in Executive Session (Olivares/Ruiz).
 - g. Real Estate Matters (Olivares/Ruiz).
 - h. Water Supply Agreements with Water Exploration Company, Ltd. (WEC) regarding purchase of Trinity Aquifer water (Olivares/Ruiz).
 - i. To declare as surplus BexarMet's Berry Ranch property located in Bexar County, Texas (Olivares/Ruiz).
 - j. To authorize the General Manager and the Real Estate Committee to negotiate a Purchase and Sale Agreement with HLH Development for the sale of the Berry Ranch property and to authorize the General Manager to execute said agreement as per the terms discussed in Executive Session (Olivares/Ruiz).
3. The Board will reconvene in Open Session.
 4. Pledge of Allegiance.
 5. Invocation.
 6. The Board may take ACTION on any item discussed in Executive Session.
 7. Requests by interested citizens to address the Board.

ACTION ITEMS:

THE BOARD WILL BE ASKED TO CONSIDER AND TAKE ACTION:

8. Election of Treasurer for the BexarMet Board of Directors (Olivares/Ruiz).
9. To adopt an administrative policy regarding guidelines to follow in the approval process of Utility Service Agreements ("USA") (Olivares/Ruiz).
10. To approve a Water Line Easement Relocation and Relinquishment Agreement with Union Pacific Railroad Company regarding relocation of BexarMet's pipeline at Medio Creek (Olivares/Ruiz).
11. To authorize the General Manager to approve and execute a Second Amendment to Lease Of Right To Divert And Use Water From The Medina River With Lone Star Growers, L.P. (Olivares/Ruiz).

12. To approve moving the “Executive Session” until after “Report Items” at the Board’s regular monthly meetings (Olivares/Ruiz).
13. To authorize the General Manager to negotiate and execute a Capacity Lease Agreement with Guadalupe-Blanco River Authority (“GBRA”) (Olivares/Ruiz).
14. Consideration and adoption of an Order authorizing \$10,000,000 “Bexar Metropolitan Water District Taxable Notes, Series 2008”, and Agreements and Other Matters in Connection Therewith (Olivares/Vasquez).
15. To approve the engagement of Garza/Gonzalez & Associates, KPMG and Bridgepoint Consulting as Staff’s recommendation to provide Information Technology and Management Consulting Services to the District (Olivares/Vasquez).
16. To approve the use of contractor C&C Groundwater Services the winning bidder as solicited for maintenance to pull 065WP1 deep turbine well and all appurtenances and reinstall at Bitters Facility #065 for an amount not to exceed \$10,350.00 (District 6) (Olivares).
17. To authorize a change order for the installation of surface casing at Kallison Ranch/Canyon Parke Facility #097 with Davenport Drilling and Pump Service for an amount not to exceed \$109,272.61 and to extend the contract by 60 days (District 6) (BP# 060768) (Olivares).
18. To approve the City Public Service cost to install electric service for well pumps and the flex site at the Stein Tract (Facility#191) for an amount not to exceed \$955,401.00 (BP# 070822) (District 6) (Olivares).
19. To authorize the General Manager to negotiate and execute a Memorandum of Agreement (MOA) with the United States Fish and Wildlife as a stakeholder of the Recovery Implementation Program Steering Committee established in Senate Bill No. 3, Article 12, Section 12.06 (Olivares).
20. To approve a policy regarding Director Fees submissions (Villarreal).
21. To recommend a Board of Directors’ retreat (Villarreal).

22. CONSENT ITEMS:

THE BOARD WILL BE ASKED TO CONSIDER AND TAKE ACTION:

- a. To accept the Financial Report for month ending November 30, 2007 and year-to-date (Olivares/Vasquez).
- b. On the approval of payment for legal fees for professional services provided to the District (Olivares/Ruiz).

- c. To approve an additional premium contribution payment to the Texas Municipal League Risk Pool (“TML”) for the 2005/2006 Workers’ Compensation Payroll Audit for an amount not to exceed \$64,750.00 (Olivares/Ruiz).
- d. To approve and execute a Utility Service Agreement with Galo, Inc. for the Pantheon Way Development (District 6) (Olivares/Ruiz) (Item tabled on November 26, 2007)
- e. Approval of a contract with Fugro Consultants, L.P., selected based on District experience with Fugro, for an amount not to exceed \$9,202.00 for geotechnical consulting services related to the Canyon Parke/Kallison Ranch Facility (District 6) (BP# 060768) (Olivares).
- f. To ratify the change order for Sunbelt Electrical Service Inc., to include additional electrical services at BexarMet Malone Facility #062 for conference rooms and hallway, for an amount not to exceed \$820.00 (Olivares/Wigfall Crute’).
- g. To ratify payment to Alsay, Inc. for the installation and removal of a temporary well and all appurtenances for 065WP3 Facility #065 Bitters Rd., for an amount not to exceed \$22,590.00 (District 6) (Olivares).
- h. To approve a Resolution adopting the Texas Water Development Board’s Approved Goals Concerning Small, Minority, and Women-owned Business Enterprise (SMWBE) Program (Olivares/Ruiz).

23. ACTION ITEMS ADMINISTRATION:

THE BOARD WILL BE ASKED TO REVIEW AND APPROVE:

- a. Regular Board Minutes, November 26, 2007
- b. Regular Board Minutes, October 29, 2007 (Item tabled on November 26, 2007)
- c. Amendment to Minutes: February 26, 2007, March 26, 2007, April 30, 2007, May 14, 2007, May 30, 2007, August 22, 2007
(Item tabled on November 26, 2007)

24. REPORT ITEMS:

- a. The purchase of materials necessary for store’s inventory or for on-going projects for the month of November 2007 (Olivares/Vasquez).
- b. The exceptional expenditures and professional fees for the month November 2007 (Olivares/Vasquez).
- c. Top 25 Delinquent accounts (Olivares/Vasquez).
- d. General Manager’s monthly reports (Information only).
 - I. Bexar Metropolitan Development Corporation Board Members.

II. Standard Operating Procedures for BexarMet departments.

e. Professional Services Monthly Reports (Olivares/Ruiz).

25. 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.

26. The Board will adjourn.