

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS OPERATIONS COMMITTEE
OF THE
SAN ANTONIO RIVER AUTHORITY
MARCH 10, 2008

The Operations Committee of the SAN ANTONIO RIVER AUTHORITY Board of Directors was called to order by H. B. Ruckman III, Chairman, at 2:08 p.m., Monday, March 10, 2008, in the Boardroom of the San Antonio River Authority, 100 E. Guenther, Bexar County, Texas.

In Ms. Sutherland's absence, Mr. Morales called the roll and certified a quorum for the Operations Committee Meeting as follows:

Hector Morales	Present
Názirite Rubén Pérez	Present
H.B. Ruckman III	Present
Adair R. Sutherland	Absent
Thomas G. Weaver	Present

Staff members present were:

Suzanne B. Scott, General Manager
Steve Graham, Assistant General Manager
Steve Raabe, Director of Technical Services
Susan Eason, Director of Internal Resources
Sharon McCoy, Finance Manager
Jim Boenig, Engineering Manager
Claude Harding, Real Estate Manager
Rudy Farias, Water Resources and Community Development Manager
Nefi Garza, Watershed Management Manager
Al Astran, Utilities Manager
Phil Weynand, Internal Resources Administrator
Georgia Snodgrass, Real Estate
Melissa Bryant, Water Resources and Community Development
Karen Bishop, Communications Program Developer

Others present were:

David Ross, Legal Counsel

Regarding **Agenda Item 5: Approval of the Minutes of the Operations Committee Meeting Held on January 7, 2008.** Mr. Weaver moved to approve the minutes as written and, seconded by Mr. Morales, the minutes were approved unanimously.

Mr. Ruckman called on Karen Bishop Regarding **Agenda Item 6: Introduction of Visitors**

Ms. Bishop announced the voidance of visitors.

Mr. Ruckman called Karen Bishop Regarding **Agenda Item 7: Citizens to be Heard**

Ms. Bishop reported there were none.

Mr. Ruckman called on Claude Harding for **Agenda Item 8: Presentation, Discussion, and Appropriate Action Regarding a Request for Proposals to Construct, Manage, and Operate a Recreational use Facility at the Hill Country Village Dam Site on Blanco Road in San Antonio , Bexar County, Texas.**

Explanation by Claude Harding

In February 2005, the San Antonio River Authority leased to the Northeast Youth Soccer Organization (NEYSO) approximately 26 acres in the auxiliary spillway of Hill Country Village Dam site for soccer fields. The lease signed by NEYSO contained a clause that they had to be operational within 12 months or the lease would be terminated. As of December 21, 2007, no fields had been constructed on the property, and the lease has been terminated for nonperformance.

The Operations Committee at its February 2008 meeting authorized support for River Authority staff to advertise for a Request for Proposal to lease the auxiliary spillway of the Hill Country Village Dam site for a long-term recreational land use.

Solicitations for proposals were advertised as required by statute, and were received until March 4, 2008.

Mr. Harding stated that one proposal was received, but the application was incomplete.

Recommendation:

Staff recommended that this item be tabled and be brought before the Operations Committee in early summer.

Mr. Ruckman called for said Motion. Mr. Weaver so moved and seconded by Mr. Pérez, Motion carried unanimously.

At the request of staff, Mr. Ruckman pulled **Agenda Item 9: Presentation, Discussion, and Appropriate Action Regarding the Award of a Contract for Site Demolition/Preparation of the Southton Road Disposal Site for the Mission Reach Ecosystem Restoration and Recreation Project Phase I of the San Antonio River Improvements Project.**

Mr. Weaver called on Phil Weynand for **Agenda Item 10: Presentation, Discussion, and Appropriate Action Regarding Renovations to the Guenther Building Heating, Ventilation, and Air Conditioning (HVAC) Systems and Associated Budget Amendment**

Explanation by Phil Weynand

The Guenther building HVAC control system is 22 years old, not functioning in select areas, obsolete, and in need of replacement. The existing HVAC control system does not provide consistently a comfortable, productive, safe or energy efficient office and meeting environment. The energy savings alone from an upgrade to a new technology Direct Digital Control (DDC) system is estimated at \$18,000 per year.

The cost to replace the HVAC control system is \$65,000. Additional HVAC items that need to be addressed are the replacement of chilled and heating water control valves, ductwork installation and sealing, replacement of insulation on hydronic piping, test and balance of entire system, and chemical treatment and filtering of the hydronic systems, which could increase the cost by \$35,000.

The following budget account is proposed to be amended as indicated:

<u>Budget Account Number</u>	<u>Current Budget</u>	<u>Proposed Amendment</u>
<u>General Fund</u>		
<u>Administrative Services Department</u>		
Building & Grounds		
1011320-6115	22,775	<u>100,000</u>
Net change to General Fund		<u>100,000</u>

Mr. Weaver asked for a comparison of the Guenther building's new system energy consumption with that of the Environmental Center system.

Recommendation:

Motion indicating Operations Committee support for presenting to the San Antonio River Authority Board a recommendation to fund renovations to the Guenther Building HVAC system and approve the supporting budget amendment.

Mr. Ruckman called for said Motion. Mr. Weaver so moved and seconded by Mr. Morales, Motion carried unanimously.

Mr. Weaver called on Steve Raabe for **Agenda Item 11: Presentation, Discussion, and Appropriate Action Regarding an Option to Purchase Water Rights Located on the Medina River, Bexar County, Texas From Christopher Corbin**

Explanation by Steve Raabe

In 2003 the San Antonio River Authority staff presented to the Operations Committee a Water Rights Acquisition Program (WRAP), with the intention of

establishing and expanding the River Authority's water rights inventory in order to ensure that adequate water resources exist to serve the needs of the district. Consistent with the WRAP program, the River Authority has negotiated an agreement with Christopher Corbin, for 200 acre feet of water rights held on the Medina River in Bexar County. River Authority staff evaluated the subject water rights and pursuant to the direction provided by the Operations Committee, River Authority staff tendered an offer which was accepted by Mr. Corbin.

The River Authority's option to purchase the subject water rights has been executed by Christopher Corbin. River Authority staff is requesting Operations Committee support for Board approval and authorization to exercise the option to purchase. The total purchase price is \$48,000 for 200 acre feet of water rights with \$2,400 due at the time the option is delivered to Christopher Corbin.

Recommendation:

Motion indicating Operations Committee support for presenting to the San Antonio River Authority Board a recommendation to authorize the General Manager to execute and exercise an option to purchase from Christopher Corbin 200 acre feet of water rights located on the Medina River in Bexar County, Texas, at a total purchase price of \$48,000.

Mr. Ruckman called for said Motion. Mr. Weaver so moved and seconded by Mr. Morales, Motion carried unanimously.

Mr. Ruckman called on Jim Blair for **Agenda Item 12: Introduction of New Watershed Operations Staff**

Explanation by Jim Blair

Lee Marlowe, Watershed Operations, Natural Resource Management Specialist, began working for the River Authority on February 25, 2008. Initially, Ms. Marlowe will primarily be providing River Authority input in the development of the Adaptive Management Plan to be developed in cooperation with the Army Corps of Engineer for the San Antonio River Improvements Project.

Mr. Ruckman called on Claude Harding for **Agenda Item 13: Briefing Regarding Proposed Right-of-Way Acquisition for the San Antonio River Improvements Project, Mission Reach Phases II, III, and IV**

Explanation by Claude Harding

Recently, the River Authority completed right-of-way acquisition for Phase I of the San Antonio River Improvements Project Mission Reach. Real Estate staff is now developing strategies for proceeding with acquisition of the required rights-of-way—from both public and private sources—for phases II, III, and IV.

The 60% final designs are anticipated for phases II – IV, respectively, in June, late-summer, and October. During the upcoming three regular Board meetings, Real Estate staff will be presenting the Board with the right-of-way acquisition strategies and recommended actions for each of phases II, III, and IV.

Mr. Ruckman called on Steven Graham for **Agenda Item 14: Briefing on Martinez IV Sewer Plant, LTD, and the Graytown Road WWTP Sewerage System Services Agreement**

Mr. Graham presented a PowerPoint to the Operations Committee.

Mr. Ruckman called on Rudy Farias for **Agenda Item 15: Briefing Regarding a Joint Texas Water Development Board (TWDB) Grant Application to Study the Feasibility of Brackish Groundwater Desalination**

Explanation by Rudy Farias

Last month staff reported five members of the Regional Water Alliance (RWA) were seeking the support of the San Antonio River Authority to cooperatively submit a grant application to determine the feasibility of developing a brackish groundwater desalination project in the Wilcox Aquifer. The five RWA members were Canyon Regional Water Authority, Green Valley Special Utility District, BexarMet Water District, East Central Special Utility District, and SS Water Supply Corporation. The grant application was due to the Texas Water Development Board (TWDB) on February 29, 2008.

Staff sought and received support from the Operations Committee to submit the grant application in conjunction with the five RWA members named above. It was reported that if successful, the parties agreed to contribute \$20,000 in cash and the River Authority would contribute \$5,000 in in-kind services. The total cost of the feasibility study was estimated at approximately \$405,000 and the grant request would be \$300,000.

The \$300,000 grant request and application were submitted on February 29, 2008. However, the proposed budget had to be modified to eliminate one participant, and to reflect other identified in-kind contributions.

Green Valley Special Utility District was unable to receive support from their Board, and River Authority staff, through the development of the application, identified other in-kind contributions which increased the River Authority's support to \$25,000 in in-kind services. The in-kind services support the public involvement effort of the study, project management oversight, and reviewing project deliverables. In addition to the River Authority's in-kind contribution, each of the other entities will contribute \$3,750 each for in-kind support. The final estimated cost for the study is \$420,000.

Mr. Ruckman called on Sharon McCoy-Huber for **Agenda Item 16: Briefing Regarding Third Party Utility Billing**

Explanation by Sharon McCoy-Huber

Ms. McCoy-Huber provided the Committee an update on options associated with the third-party utility billings. Mr. Morales voiced support for staff proceeding with attempts to collect additional information.

Mr. Ruckman called on Sharon McCoy-Huber for **Agenda Item 17: Briefing on the Randolph Air Force Base Wastewater Collection System Contract**

Explanation by Sharon McCoy-Huber

Ms. McCoy-Huber, with input from Mr. David Ross, discussed options the San Antonio River Authority may pursue in this matter.

Mr. Ruckman called on Steve Raabe for **Agenda Item 18: Briefing on Water Resources Development and Planning Activities**

Mr. Raabe provided an update on the Edwards Aquifer Recovery Implementation Program and environmental flows.

Mr. Ruckman called on Suzanne Scott for **Agenda Item 19: Status Report on the San Antonio River Improvements Project**

Mr. Jim Boenig reported that additional field data is required in reference to the Mission Reach slope stability issues and that Carter-Burgess has been tasked with scoping out the technical work required. He stated that the Mission Reach bid opening has been extended to March 20 and that significant local interest was shown during the pre-bid meeting. He reported that the Museum Reach is on schedule, that there have been no delays resulting from discovery of the historic dam, and that attempts are being made to incorporate the dam into the design.

Mr. Ruckman called on Suzanne Scott for **Agenda Item 20: General Manager's Report**.

There being nothing further to report, Mr. Ruckman adjourned the meeting at 3:35 p.m.

PREPARED AND RECOMMENDED FOR APPROVAL BY THE MANAGER.

SUZANNE B. SCOTT, General Manager

APPROVED BY THE OPERATIONS COMMITTEE AT THE MEETING HELD ON
APRIL 7, 2008.

H. B. "TRIP" RUCKMAN III, Chairman

ATTEST:

STEPHEN T. GRAHAM, Assistant Secretary