



Bexar County Water Control and Improvement District #10

*8601 Midcrown Drive
Windcrest, TX 78239
(210) 655-2888*

(Posted December 15, 2016, 5:00 pm)

NOTICE OF SPECIAL BOARD MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF DIRECTORS (“BOARD”), OF THE BEXAR COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #10 (“DISTRICT”), WILL HOLD A SPECIAL BOARD MEETING AT THE CITY OF WINDCREST’S COUNCIL CHAMBERS, 8601 MIDCROWN DRIVE, WINDCREST, TEXAS AT 6:30 PM, DECEMBER 19, 2016, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING AGENDA.

- I. Call Meeting To Order, Take Attendance And Pledge Of Allegiance
- II. Closed/Executive Session. The Board Will Hold A “Closed Meeting” As Authorized By Subchapter E, Chapter 551, Texas Government Code, For The Following Purposes:
 - A. To Deliberate The Purchase, Exchange, Lease, Or Value Of Real Property and Water Rights As Authorized By Texas Government Code § 551.072.
 - B. To Deliberate The Employment, Evaluation, Reassignment, Duties, Discipline, Or Dismissal Of The District’s Employees, As Authorized By Texas Government Code 551.074.
 - C. The Board Will Consult With The District’s Legal Counsel In A Closed Session, As Authorized By Texas Government Code § 551.071(2), To Discuss And Seek Advice Upon One Or More Matter(s) In Which The Duty Of The Attorney To The District Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflicts With Chapter 551, Texas Government Code.
- III. The Board Will Reconvene In Open Session.
- IV. Accept Public Comments (Strict 5 Minute Time Limit Per Visitor). Visitors That Wish To Speak Must Sign In On The Sign-Up Sheet Located At The Doorway. Visitors Must Sign In Before The Meeting Begins. Public Comments Will Not Be Allowed/Accepted After This Time.

****As Used Herein, “Closed Meeting” Shall Have The Definition Ascribed To That Term By Texas Government Code § 551.001. As Required By Texas Government Code § 551.102, The Final Action, Decision, Or Vote On A Matter Deliberated In A Closed Meeting Will Be Made In An Open Meeting.****

PUBLIC COMMENT SESSION ANNOUNCEMENT

The Board will now open the floor to members of the public for the "Public Comment Session" portion of our meeting. Individuals will be called in the order they registered on the sign-in sheet prior to the beginning of the meeting. While the Board welcomes comments and participation from the public, please be advised of the following guidelines:

- 1. Remarks shall be limited to five (5) minutes per individual.*
- 2. Remarks or comments should be directed to the entire Board and not to one individual member of the Board.*
- 3. The Board strives to maintain open, courteous and respectful communications with the public. Please extend the same courtesy to the Board when addressing your remarks.*

The Board further expects that all members of the public shall exercise decorum during the conduct of the meeting. Any individual engaging in disruptive behavior, including shouting, the use of vulgar language or gestures, or derogatory comments and statements intended to incite a breach of the peace, may be asked to leave the meeting.

Pursuant to Section 551.042 of the Texas Open Meetings Act, the Board may not deliberate or decide on any inquiry or concern raised by a member of the public or member of the Board that has not been posted on the agenda. The Board may, however, consider a proposal to place the subject on the agenda for a future meeting, or respond to a question presented to the Board if the response is limited to either a statement of specific factual information or a recitation of existing policy.

V. New Business:

A. The Board Will Discuss And Deliberate The District's Options Of Either Using District Property Located At 5507 Randolph Boulevard., San Antonio, Texas Or Using The City Of Windcrest's Maintenance Yard Located At 9319 Jim Seal Drive, Windcrest, Texas For The Construction And Operation Of The District's Maintenance Facility (Presentation by David Wallace and/or Leonard Young, City Engineer).

B. The Board Will Discuss And May Take Action On A Resolution To (1) Delay Or Stop Construction Of The Maintenance Facility Located At The District's Property at 5507 Randolph Blvd.; And/Or (2) Build The Maintenance Facility At A Different Location (Presentation by David Wallace and/or Leonard Young, City Engineer).

C. The Board Will Discuss And May Take Action To Authorize The General Manager, In Consultation With The District's Attorney And Any Other Consultants As May Be Necessary, To Discuss With The City Of Windcrest's Representative(s) (1) A Ground Lease Agreement Between The District And The City Allowing The District To Lease A Portion Of The Land Known As The City Maintenance Yard Located At 9319 Jim Seal Drive, Windcrest, Texas For The Construction And Operation Of The District's Maintenance Facility; (2) An Ingress And Egress Easement Agreement Between The District And The City Allowing The District Access To And From Its Maintenance Facility On The Land Known As The City Maintenance Yard Located At 9319 Jim Seal Drive, Windcrest, Texas As Well As Access Into And Out Of The City Maintenance Yard; and (3) Any Other Related Matters (Presentation by David Wallace and/or Leonard Young, City Engineer).

D. The Board Will Discuss And May Take Action To Authorize The General Manager, In Consultation With The District's Attorney And Other Consultants As May Be Necessary, To (1) Proceed On Determining Building Feasibility, Costs And Requirements Involved In Constructing And Operating The District's Maintenance Facility At The City Of Windcrest's Maintenance Yard Located At 9319 Jim Seal Drive, Windcrest, Texas Under A Ground Lease Arrangement, And (2) Hire Any Necessary Consultants To Determine The Feasibility, Cost And Other Requirements Of Constructing And Operating The District's Maintenance Facility At The City's Maintenance Yard Located 9319 Jim Seal Drive, Windcrest, Texas Under A Ground Lease Arrangement (Presentation by David Wallace and/or Leonard Young, City Engineer).

E. The Board Will Discuss And May Take Action On A Resolution Authorizing A Progress Payment In The Amount Of \$11,924.00 To Helmke & Associates, LLC For The Purchase Of Their

Performance And Payment Bonds And Other Contract Costs On The District's Maintenance Building 2016 Project Located At 5507 Randolph Boulevard, San Antonio, Texas And In Accordance With The Project Contract And Based On The Recommendations Of The District's Engineer And The District's General Manager.

F. The Board Will Discuss And May Take Action On A Resolution Approving And Approving A Committee To Evaluate The District's Requests For Proposals For Engineering Services By Engineering Firms For The Benefit Of The District And To Present Their Recommendations To The Board At The January 2017 Regular Board Meeting.

VI. Other Business Brought Before The Board. (No Deliberations And /Or Decision Will Occur Except To Schedule At Next Scheduled Board Meeting In Order To Place Subject On Agenda And Give Staff Time To Evaluate And Make Recommendations.)

VII. Adjourn.