

Disposition of 0.579-Acre Tract (the West View Property) and its Water Distribution System

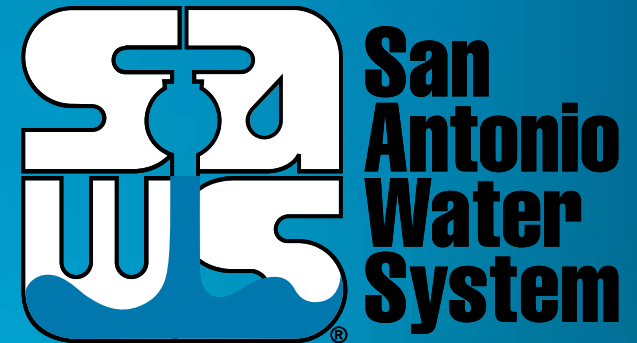
Sam Mills, P.E.

Director – Special Projects

Item # 12

San Antonio City Council A Session

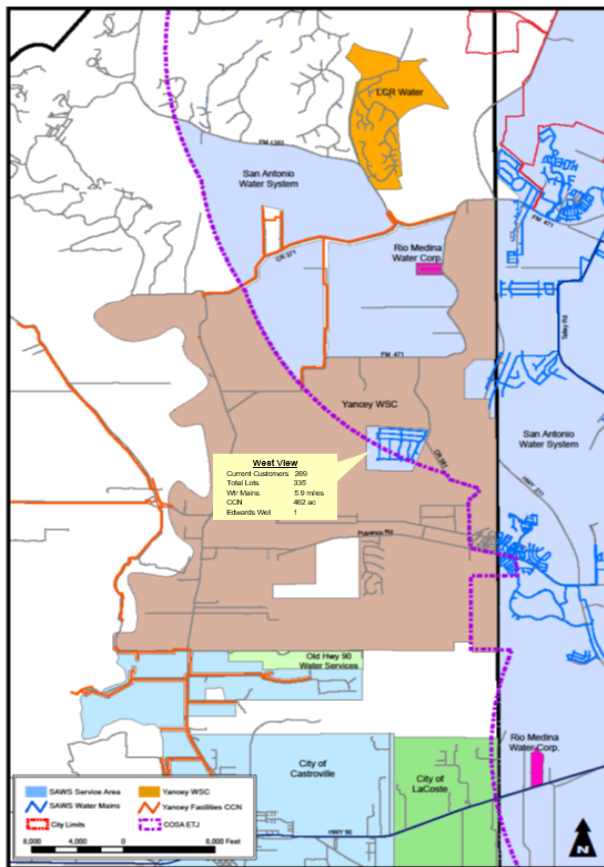
June 14, 2018



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West View Area



- Former Bexar Met facility
- West View Water Certificate of Convenience and Necessity (CCN) is surrounded by Yancey CCN
- Sewer by individual septic systems
- Isolated. Not contiguous to other SAWS infrastructure

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West View System Statistics

- West View Property:
 - 0.579-acre tract of land (for production facility)
- West View Operating Infrastructure:
 - Production facility:
 - 12” diameter, 912 foot deep Edwards well (1999)
 - 200,000 gallon welded steel ground storage tank (2017)
 - Approximately 5.9 miles of mains (1999 and 2004):
 - 0.11 miles of 2-inch mains,
 - 5.3 miles of 6-inch mains, and
 - 0.5 miles of 8-inch mains
 - Surrounding CCN = 462 Acres
 - Service to approximately 335 lots with 269 existing customers

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West View Infrastructure Needs

- Prior Notice of Violation from TCEQ for tank leakage
 - SAWS invested approximately \$881,000 to complete new tank in 2017
- Significant investment needs remain to meet SAWS standards for reliability & redundancy for similar facilities (estimated at \$3.6 million)
- Staff evaluated selling and transferring West View to another purveyor

Sale and Transfer Process

- Sale of Real Property & Operating Infrastructure
 - Comply with Texas Local Government Code and Texas Water Code
 - Public Bid
 - Contract with Successful Bidder
 - Approval of Sale, Transfer or Merger of Retail Public Water Supply Corporation through Public Utility Commission of Texas (PUC)
 - Purchaser must have:
 - Financial and technical expertise to operate a retail water service system and
 - Authority to provide retail services pursuant to a CCN

SAWS Board of Trustees

- Resolution 18-077 dated March 6, 2018 authorized:
 - The initiation to transfer a portion of the System's CCN
 - The sale of the West View Property and Operating Infrastructure
- Once the most qualified bidder is identified, staff will:
 - Request Board consideration and approval of a Contract for the Sale the West View Property and Operating Infrastructure, and
 - Prepare and submit the applicable Sale, Transfer, or Merger of a Retail Public Utility form to the Public Utility Commission of Texas

Recommendation

- Approve the disposition of the 0.579-acre tract (West View Property) and associated water distribution system

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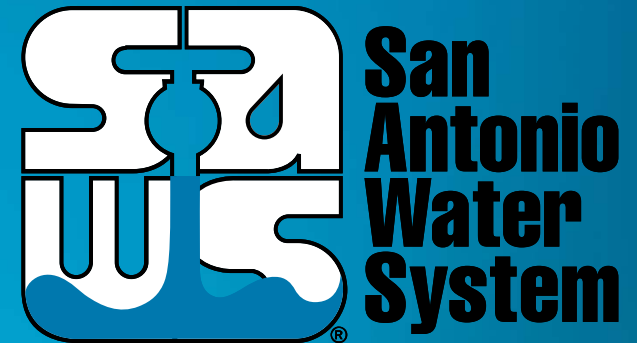
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