



**Benbrook Water Authority  
Special Board Meeting  
June 11, 2020 at 4:00 pm  
1121 Mercedes Street  
Benbrook, TX 76126**

1. Call To Order
2. Invocation
3. Citizen Comment On Any Agenda Item

4. Consent Agenda

Items listed under Consent Agenda are considered routine and are enacted under one motion. The exception to this rule is that a Board Member, Citizen or General Manager may request one or more items to be removed from the Consent Agenda for separate discussion and action.

- 4.I. Minutes Of The Regular Meeting May 19, 2020
- 4.II. May 2020 Financials

Documents:

[FINANCIAL REPORT.PDF](#)

5. Reports Of Sledge Law Group PLLC

Receive advice from legal counsel regarding Bylaws of the Board of Directors

6. New Business

- 6.I. Consider, Discuss And Possibly Approve Developer Authority Agreement No. 2020-5110 With CRP-GREP Overture Benbrook Owner, LP And Greystar Development And Construction, LP - Overture Benbrook Contractor Series For The Construction Of Water And Wastewater Improvements To Serve The Benbrook Active Adult Development

Documents:

[DAA COVER.PDF](#)

7. Public Comment

All persons wishing to provide public comment should complete a public comment information form and submit it to the General Manager before the meeting.

Documents:

[PUBLIC COMMENT FORM.PDF](#)

8. Director / Staff Comment

Announcements from Board Members and / or Staff; there will be no discussion or formal action taken on these items.

9. Executive Session

Conduct Closed Executive Session Pursuant to Government Code Section 551.071, to consult with the BWA Attorney Regarding Pending or Contemplated Litigation, Settlement Offers, or on Matters in Which the Duty of the Attorney to the BWA under the Texas Disciplinary rules of Professional Conduct Clearly Conflicts with Chapter 551 Government Code.

Any other item set forth in any section of this notice / agenda

Section 551.071, to discuss real estate / real property transaction

10. Re-Convene In Open Meeting

Take any Action Necessary from Executive Session

11. Adjournment

Next Regular Scheduled Meeting June 16, 2020

12. Work Session

Discussion of current / future agenda items

This facility is wheelchair accessible. For accommodations or to inform us of inaccessibility to this meeting, please call 817-249-1250 for assistance. For sign interpretative services, please call 48 hours in advance.



# May 2020 Financials

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## Financial Statement for May 2020

|                   |              |
|-------------------|--------------|
| 1. Total Revenues | \$923,090.63 |
| 2. Total Expenses | \$873,799.12 |

## Consolidated Cash Disbursement Report Summary

|                         |                |
|-------------------------|----------------|
| Beginning Balance       | \$7,811,169.64 |
| 1. Deposits and Credits | \$240,024.40   |
| 2. Disbursements        | \$941,602.08   |
| <hr/>                   |                |
| Ending Balance          | \$7,109,591.96 |

## Subject

Developer-Authority Agreement - Benbrook Active Adult Agreement No. 2020-5110

## Recommendation

Staff recommends the Board of Directors approve the Developer-Authority Agreement with CRP-GREP Overture Benbrook Owner, L.P. and Greystar Development and Construction, L.P. - Overture Benbrook Contractor Series for the construction of water and wastewater improvements to serve the Benbrook Active Adult Development.

## Background/Analysis

This project involves the construction of water and wastewater facilities to serve the Benbrook Active Adult Development. This 179-unit multi-family residential development is to be constructed on approximately 7.3 acres located at 8879 Cook Ranch Road.

Access to wastewater collection facilities is available from a manhole constructed with the adjacent lot at 8889 Cook Ranch Road (Olympus Team Ranch).

This development will include the construction of approximately 2,000 linear feet of 8-inch water main in addition to one sanitary sewer manhole and short wastewater main extension. Construction of the water and wastewater utilities will be funded by the Developer and conveyed to the Authority upon completion.

New water mains will be connected to existing water mains at Cook Ranch Road to the east and north of the property as well as to an existing water main constructed with the Olympus Team Ranch Development. Wastewater facilities for the project will be privately maintained.



Location Map

Staff have reviewed submittals required of the Developer, Developer's Engineer and Contractor and have confirmed the submittals (e.g. Plats, Plans, Specifications, Contract Documents, Bonds, Insurance, etc.) conform to the requirements of the Authority's Policies and Procedures.

## Financial Impact

1. Based on the total cost of public water/wastewater improvements proposed, the estimated Administrative/Observation Fees due to BWA prior to construction will be \$10,590.75 (5% of the \$211,815 water/wastewater utility construction contract cost).
2. Impact fees will be assessed for this project at the time the builder requests meter sets. The impact fee amount is currently pending.

