

STONE OAK PROPERTY OWNERS' ASSOCIATION, INC.
NEIGHBORHOOD REPRESENTATIVE COMMITTEE MEETING

March 10, 2021 – 7:00 PM

Meeting Notes by Sharon Meyer, NRC Sonterra POA

Present: VIKI MELTON, Committee Chairperson & Director SOPOA

SOPOA Board: Art Downey Chairman; Joe Silman; John Kiser, VP; Ken Piland, Director; Greg Barnes Director.

NRC Committee Members: Jill Williamson, Daryl Johnson, Connie DeMeo, Mike Bedwell, Carol Sexton, Al Crouch, Art Downey, (John Boy), Danny Ashenurst, (SA96600), Thomas Trbovies, Debbie Bertram, Janna Sandridge, Arnold Alvarez, Yolanda Adams, Galindo, Sharon Meyer, Mary Cardenas, Monette Fisher, Andy Adams, Cliff Rath.

Speakers:

<u>D9 NEIGHBORHOOD ALLIANCE ASSOCIATION,</u>	Art Downey
<u>SAFFE OFFICERS</u>	John Helle, <i>East of HO/SOP</i> Gerald Rodriguez <i>West of HO/SOP</i>
<u>SA POLICE OFFICERS ASSN</u>	Detective Scott Ambrose, <i>VP SAPOA</i>
<u>US 281 PROJECT (Phase I) - TXDOT</u>	Pete Garza & Carlos Ayala
<u>US 281 Project North (Phase II)</u>	Celeste Quinones
<u>SAWS</u>	Steve Clouse, COO
<u>CPS</u>	Rudy Garza, <i>Chief of Customer Engagement</i> Lisa Lopez <i>Customer Response, Community</i> Unity Puenta, <i>Customer Response</i>

II. NRC Business – Viki Melton

(a) Stone Oak Annual Meeting of Members will take place on Wednesday, March 31, 2021 via Zoom. The meeting will start at 7:00 PM. Voting will be via Absentee Ballot, which will be included in the Annual Meeting notice going out next week.

(b) SOPOA will begin their FREE SHREDDING EVENT in the parking lot at Baptist Hospital on April 17, 2021. ERA Realty will also have their FREE SHREDDING EVENT simultaneously.

III. District 9 Neighborhood Alliance Committee – Art Downey

Next District 9 Neighborhood Alliance Meeting will be held via ZOOM on March 24 at 7pm. State Representative Lyle Larson will be guest speaker. He is currently reviewing ERCOT and the Public Utility Commission.

IV. Trespass Authorization

SAFFE Officer JOHN HELLE East of HO/SOP - (210 207-6086 , John.Helle@sanantonio.gov) and

SAFFE Officer GERALD RODRIQUEZ West of HO/SOP - (210 207-5198 Gerald.Rodriquez2@sanantonio.gov)

It was recommended that businesses and HOAs complete a form for “Trespass Authorization” that applies to Private Property. It allows SAPD to remove someone on your property that does not belong there, verify their identification and tell them to leave. This is especially important for commercial businesses and parking lots on private property. Please pass this form to business owners that may benefit.

Extra patrols in the area of Wilderness Oak, Stone Oak Parkway, Hardy Oak were requested. Many light poles are down and cars are nearly getting run off the road. SAPD is currently monitoring for speeders; their patrols last two weeks, then move to another location. Drag racers along Hardy Oak to Knight Crossing were reported by Cliff Rath.

All HOAs are requested to complete the Trespass Authorization and return it to Officer Helle. Provided a Trespass Authorization is on file, Sonterra Control Center has authority to ask SAPD to escort people off the property.

V. San Antonio Police Officers Association - Detective Scott Ambrose, Vice President of the Police Officers Association

The POA is a non-profit corporation. The officers pay annual dues and a portion of the dues, as well as donations, contribute toward the purchase of back-packs and food, etc., and the POA pairs with other non-profit organizations to bring food to the community. Individual officers may elect to contribute to the Political Action Committee [a 501-4 (c) corporation] for political candidates endorsed by SAPD. Contributions are optional and funds are deposited in a different ‘pot of money’ from the dues.

Collective Bargaining & Chapter 143 –In May there is a referendum on the election concerning collective bargaining. It enables SAPD to sit down with the City and negotiate a fair contract. The contract is there to protect officers who make minor ‘mistakes’, and to also provide health care. It is not to protect an officer who commits a criminal offense. All officers should have a fair and equitable process. They cannot do that without negotiations with the City of San Antonio.

Proposition B wants to repeal collective bargaining under Chapter 174. Detective Ambrose urges everyone to VOTE NO AGAINST PROPOSITION B.

VI. TXDOT US 281 PROJECT

PHASE I - Pete Garza p.garza@vrxglobal.com and
Carlos Ayala carlos.ayala@vrxglobal.com

- Segment I – FM 1604 to .8 miles north of Stone Oak Parkway has been on-going since August, 2017;
- Segment II - .08 miles north of Stone Oak Parkway to Borgfield has been on-going since March 2019 and is a 48 month project.

OVERVIEW:

- 4 direct connectors;
- 15 bridges – crossings at Mud Creek, Redland Road, Encino Rio, Evans and Stone Oak and TPC Pkwy, including signalized intersections with Texas TA;
- 40’ retaining walls (MSE, Soldier Pile, Cast in Place, Soil Nail);
- T-Ramp at VIA & P&R Garage now connects to HOV;
- Joint bid utility work.
- Road surfacing: frontage roads, asphalt; main lanes concrete.

Additional work added to the project has raised the cost from \$192M to \$202 Million Dollars. New estimated completion date is late summer 2021, with final completion scheduled for end of 2021.

- Stone Oak Parkway and TPC should be completed within the next two months;
- Southbond lanes will be opened later this month.

- FM 1604 WB connector to 281 NB should be finished early April, 2021.
- SOP / 281 – finishing connection T ramp to VIA parking.

TRAFFIC CONTROL CHANGES - Since Last Meeting:

- Opened EB Encino Rio movement at intersection in late January;
- Opened Southbound frontage road north of SOP in early February;
- Opening of Northbound Main lanes to just south of Evans Rd in late February.

PHASE II - Project 281 North – Celeste Quinones, TXDOT Consultant cquinones@rjrivera.com

- Started 2019; Estimated Completion March 2023;
- Currently developing new northbound frontage road;
- Project goes from Comal County Line to just north of Stone Oak Parkway.
- Southbound 281 will be open in 2 months – (still some work south of Marshall Rd.)
- Intersection SOP and 281 open in 2 months; contractor will continue to work at Marshall Rd.
- US 281 has gone from 4 lanes of 281 to 10 lanes, including HOV and frontage roads, north and southbound.

VII. SAWS – Steve Clouse, COO – Understanding the Problem

- Water Supply to Stone Oak: There are three separate water supplies into Stone Oak: (1) Edwards Aquifer, (2) Vista Ridge Pipeline, and (3) RICO Project.
- Rolling Brown Out Issues.

Power returned on Thursday, but residents had no water until Sunday. Open faucets to drip water, and what water they had, drained large sections of Stone Oak. SAWS never completely lost pushing water up into Stone Oak. The lower elevation properties were drinking water with possible contaminants in the pipes draining down from higher elevations, therefore the boil water notification was issued.
- Restoring Water:
 - Step 1: Restore pressure on the plain;

- Step 2: Fill all pipes on the plain; and
- Step 3: Fill all tanks before the entire system is restored. It's not just a matter of pushing the big red button; many people were involved in this process in various stages.
- Did lack of electricity affect water supply?
 - Vista Ridge supply froze. Pump stations within Stone Oak area were not affected by power outages. When SAWS lost Vista Ridge, they had to pump north from their big station at Bitters and push a tremendous amount of water from that station. Rolling brown out system delayed taking the first step to get water started again, therefore the system could not restart until brown outs were discontinued.
 - Those on the hospital grid were not affected.
 - Dripping faucets across the State also contributed to the overall loss of water.
- Meter Readings: SAWS has recently started reading the meters. The highest pumping that occurred last month was the highest in history of SAWS. Look at the January and February bill; between the two bills, the lower water usage bill is how they will calculate your charges.

VIII. CPS – Rudy Garza, Chief of Customer Engagement

1896 was the last time the entire State of Texas froze.

February 2021 SA was below 10 degrees and below freezing temperatures for 70 hours. Extreme cold and length of time caused challenges across State resulting in a number of power plants to kick off-line 30,000 megawatts of power across the State. If MW being off line factor in renewables it was probably closer to 50,000 mw and the load was much more than CPS has seen in the winter time period. Combination of higher usage and low supply put ERCOT in the situation that we were in.

CPS Received notice that supply was falling and becoming a problem at 12:30 am on Feb 15th. At 1:31 am, ERCOT asked CPS to start the process of shedding loads. When you match load to supply and demand in order to keep the system from crashing, a 3-day event turns into a 3-week or month-long

event when you have to bring the system up from total failure, so we we started shedding loads. The last event similar to this was in 2011 when ERCOT wanted 4,000 mw across the State, and our portion was around 400 mw to be shed. CPS was asked to cut folks off. The CPS system was built for that kind of situation. However, in this case they were asking for 20,000 mw across the State (four times anything they've ever seen before) and it was more than any utility company across the State could handle. CPS tried to rotate outages; called 'controlled outages' - and because they couldn't rotate, and because ERCOT kept asking them to shed more and more load until they reached 1,600 mw (40% of CPS customer base), they had to coordinate between SAWS and CPS to keep the entire system from failing.

Why was downtown all lit up? CPS cannot rotate the downtown system which is why it wasn't cut off.

CPS admits that they need to work on their key infrastructure, and see how they are setting the load. CPS is going to look at the system for the future and plan to work with commercial customers to reduce use of energy during crisis. Hospitals and medical infrastructures were not affected.

Regarding communication: Communication failed because CPS was already in crisis-mode that began at 1:30 am making it difficult to get word out to customers. Due to the extent of the crisis on many levels, and trying to find solutions so the system did not completely shut down, communication was not a high priority at the time. During that week, however, CPS sent three texts to customers; on the 14th, 16th, and 18th. CPS has on record apx 650,000 cell phone numbers. If you have a new cell phone number or have not provided one to CPS, please do so.

Power plants had 90% of available generation continue to run, but they lost some of the capacity because it was so cold. An 8" fully-insulated water pipe FROZE.

After 2011, CPS spent \$20M to winterize power plants, but there is a great need to review and plan for going forward and be better prepared for another catastrophic event.

Most customers were not aware that the entire State of Texas was **4.38 seconds away from the entire system going down (ERCOT) and it would take three to four weeks to restore power.**

CPS is in contact with the State Legislature regarding the \$1.1 Billion Dollar purchase of power cost and fuel cost; and CPS is trying to negotiate prices down. ERCOT made a \$16 Billion Dollar error that impacted the entire State, and they need to be held accountable. Currently CPS has consultants and

Attorneys on retainer, and have been in contact with State Legislator Lyle Larson. CPS is also working on a program to provide some relief to those who had no power; they will be working on that program over next three weeks to determine how they will provide 'relief.'

CPS will pay what is justifiable and reasonable, and make sure the customers don't get price-gauged by gas companies.

The amount of impact to the electric industry was \$55 Billion across TX – which basically meant the money was uplifted from the electric market and dropped right into the oil and gas companies. It allowed prices to get up to 16,000 times of what they would have been normally.

If it gets to the point we do have to pass on fuel cost to customers, we're talking about spreading the payment out over multiple years. Instead of seeing a \$50 or \$100 increase every month, you might see a \$5 or \$7 increase. CPS is making every effort to make this manageable, and you won't see any additional cost on your bill until they get it figured out.

If your next bill is 6-15% higher, it's because you had power. If you get a lower bill than usual, it's because you had no power or reduced the utility in your home.

IX. CPS – Lisa Lopez & Unity Puente, Customer Response, Community Engagement

Ms. Lopez's time was cut short due to the length of the meeting, but she reported that she works closely with District 9 Councilman John Courage and they meet weekly to discuss any concerns.

NRC Meeting was adjourned around 8:37 pm.

[Note: On March 12, 2021 CPS announced a major lawsuit against ERCOT.]