

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 24TH DAY OF MARCH, 1982 AT 9:30 A. M.

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The call of the roll disclosed the presence or absence  
of Directors as follows:

<u>PRESENT</u>	<u>ABSENT</u>
Wayne E. Newton	C. Victor Thornton
Robert D. Alexander	Burford I. King
Preston M. Geren, Jr.	

Also present were Messrs. Bill Hilliard, Assistant General  
Manager; James Strawn, Manager of Planning and Development;  
Frank Booth, Special Counsel and Ben Hickey General Manager of the  
District.

Director Newton acted in his capacity as President and  
Director Alexander acted as Secretary, whereupon proceedings were  
had and done as follows:

1.

On motion duly made and seconded, and with assurance  
from management that all requirements of law relating to the "open  
meeting" law had been met, the minutes of the meeting held  
March 11, 1982 were read and approved by the Directors and it was  
accordingly ordered that such minutes be placed in the permanent  
files of the District.

2.

Director Geren moved and the motion was seconded by  
Director Alexander and unanimously approved that the following  
list of vouchers be approved and paid:

GENERAL FUND: Voucher-checks #95 thru #1046 inclusive,  
in the amount of \$1,234,377.37.

RICHLAND-CHAMBERS PROJECT - CONSTRUCTION FUND:

Voucher-checks #738 thru 818 inclusive, in the amount of \$18,074,530.41.

REVENUE FUND: Voucher-checks #533 thru #638 inclusive, in the amount of \$3,694,544.19.

DEBT SERVICE: Voucher-checks #142 thru #153 inclusive, in the amount of \$383,589.86.

CEDAR CREEK PROJECT - INTEREST AND REDEMPTION FUND:

Voucher-checks #112 thru #114 inclusive, in the amount of \$26,961,434.65.

3.

Management of the District requested authority for the District to enter into Contract for the purchase of the following described tracts of land required for Program E - Richland Creek Project, on the following basis for payment to wit:

- I. Tract No. 239 - 1 acre, 2 BR house and all improvements @ \$23,500.00 from Harvey Duncan and wife Virgie, Navarro County, Texas.
- II. Tract No. 192 - 8.87 acres in fee @ \$675.00 per acre; 8.20 acres in easement @ \$450.00 per acre from Tom White, Jr., Navarro County, Texas.
- III. Tract No. 144 - 54.40 acres in fee @ \$675.00, 6.74 acres in easement @ \$450.00 per acre, \$2,500.00 in liquidated damages from Mrs. Leona Anderson, Navarro County, Texas.
- IV. Tract No. 210 - 186.58 acres in fee @ \$650.00, 6.38 acres in easement @ \$325.00 from Mr. Henry M. Berg, et al, Navarro County, Texas.
- V. Tract No. 134 - 49.43 acres in fee, 8.09 acres in easement for \$39,000.00 from Mr. G. S. Sullivan, Navarro County, Texas.
- VI. Tract No. 169 - 46.16 acres in fee @ \$650.00 per acre, 4.92 acres in easement @ \$325.00 per acre from Mr. John Jennings et ux, Navarro County.

Following a detailed presentation of the tracts, and upon recommendation of management of the District, Director Geren moved, seconded by Director Alexander, that the District be now authorized to enter into contract for the purchase of the above described tracts and on the basis as shown. This meeting with the approval of all Directors it was so ordered.

4.

Management of the District requested authority to sell the following tracts of land now surplus to the requirements of the District, to wit:

EAGLE MOUNTAIN - TARRANT COUNTY

<u>LESSEE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE AND CONSIDERATION</u>
Jesse L. Waters, Jr.	2,550 sq. ft. of land abutting the northern boundary of Lot 9, Block 10, Eagle Mountain Acres, Unit 3	\$ 50.00
A. D. Cross	3,721 sq. ft. of land abutting the northern boundary of Lot 14, Block 10, Eagle Mountain Acres, Unit 3	\$ 50.00
Travis E. Waters	7,011 sq. ft. of land abutting the northern boundary of Lots 11, 12 and 13, Eagle Mountain Acres, Unit 3	\$ 150.00

Following a discussion and upon the recommendation of management and its assurance that the land had been properly advertised and that the price as listed above had been appraised by a reputable appraiser; Director Geren moved, seconded by Director Alexander and unanimously approved, that as recommended

by management, the District now be authorized to sell in fee, the above listed tract at not less than the appraised price as shown and upon terms and conditions theretofore adopted by the District.

5.

Mr. Bill Hilliard, Assistant General Manager, gave a lengthy and detailed review of the status of the application by the District for a "404 Permit" as required prior to the beginning of construction of the Richland Project; and following a general discussion the following mitigative features were recommended to the U. S. Crps of Engineers for incorporation in the development of the Richland Project, to wit:

A. The District will continuously discharge five cfs of water through a conduit, or by other means, for maintenance of instream flows on Richland Creek. Additionally, if future instream flow releases are made from Bardwell and/or Navarro Mills Reservoirs, these flow will be passed through the reservoir.

B. The spillway stilling basin will be designed so that instream flows and other low volume releases are discharged through the basin and down Alligator Creek to Richland Creek.

C. Approximately 13,000 acres of land will be acquired and deeded to the Texas Parks and Wildlife Department (TPWD) for the mitigation of project terrestrial and wildlife habitat losses.

D. There will be a minimum of 10 acres for public access to the reservoir with a minimum total of 1,200 linear yards of shoreline for parking, bank fishing, boat launching areas and turn-around space for cars and trailers. The District will consider the recommendation that the stilling basin be chosen one of the public access areas.

E. The District will leave no less than 5,000 acres in the reservoir uncleared. Timber and brush will principally be left near the shoreline and in inlets, coves, sloughs, tributaries and other areas not adversely impacting construction or operation of the reservoir.

F. The Tyler Inland Fisheries Regional Office of TPWD will coordinate with the District for the installation of fish attractors in cleared areas.

G. The District will seek to have the 200+ acre island utilized by TPWD or other qualified agencies of the State of Texas for purposes deemed appropriate.

Whereon Director Geren moved, seconded by Director Alexander and unanimously approved, that the above listed conditions be approved.

5.

President Newton stated that the open meeting would now be closed for an executive session:

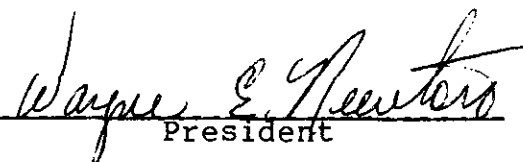
6.

President Newton stated that the executive or closed meeting would now be open, stating that during the closed meeting the matter of pending litigation was reviewed by District's special counsel, Mr. Frank Booth, who reviewed in detail the progress made toward a compromise agreement for the raw water rate to be established due to the legal action taken by Arlington vs the District; and during Mr. Booth's review several of the proposed agreements were outlined, all of which were agreeable to the Directors who requested that a final copy of the proposed settlement agreement be presented to the Directors for their consideration prior to the April meeting of the Board of Directors.

7.

There being no further business before the Board of Directors, the meeting adjourned.

  
Secretary

  
President