

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 28TH DAY OF JULY, 1982 AT 9:30 A.M.

-----

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

PRESENT

C. Victor Thornton  
Robert D. Alexander  
Preston M. Geren, Jr.  
Burford I. King

ABSENT

Wayne E. Newton

Also present was Messrs. Ben Hickey, General Manager; Bill Hilliard, Assistant General Manager; James Nichols and Bob Thompson of Freese and Nichols, Inc. and George Chirstie, Attorney for the District.

Director Thornton 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 requirement of law relating to the "open meeting" law had been met, the minutes of the meeting held June 23, 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 King moved and the motion was seconded by Director Geren and unanimously approved that the following list of vouchers be approved and paid:

GENERAL FUND: Voucher-checks #1515 thru #1705  
inclusive, in the amount of \$1,120,964.79.

RICHLAND-CHAMBERS PROJECT - CONSTRUCTION FUND:

Voucher-checks #1780 thru #1186 inclusive, in the amount of \$9,251,985.80.

REVENUE FUND: Voucher-checks #868 thru #980 inclusive, in the amount of \$1,233,438.90.

DEBT SERVICE: Voucher-checks #173 thru #183 inclusive, in the amount of \$510,515.48.

CAPITAL PROJECTS: Voucher-checks #107 and #108 in the amount of \$349,674.50.

3.

Mr. Jim Nichols, of Freese and Nichols, Inc., presented the finished plans and specifications for Contract No. One, Dam and Spillway, Richland Creek Project and stated that the contract is ready for advertising. The first published advertisement will appear August 2, 1982. Bids will be opened in the Fort Worth City Council Chambers at 10:30 A. M., September 15, 1982. An award or rejection of all bids will occur within thirty (30) days of the bid opening. There being no questions for Mr. Nichols or the staff, Mr. Ben Hickey recommended that the Board adopt a resolution authorizing the District to advertise for bid proposals for the construction of Richland Creek Project Contract Number One. Director Alexander so moved, Director King seconded and all present voted aye.

4.

Vice-President Thornton stated that the open meeting would now be closed for personnel and professional service session.

5.

Vice-President Thornton stated that the executive or closed meeting would now be open, stating that during the closing meeting there was a discussion regarding a general salary adjustment for all District employees.

Following the discussion, Mr. Ben Hickey recommended a 5% adjustment effective October 1, 1982. Director King moved to approve 5%, Director Geren seconded and the motion carried unanimously.

There was also a discussion regarding the retainage of a geotechnical consultant and laboratory-testing services at the Richland Creek Project.

Following the closed meeting the Board instructed Freese and Nichols, Inc. to secure proposals from various qualified firms for (1) geotechnical consultant to the District Engineers and (2) laboratory-testing services necessary at the project. This request was made in the form of a resolution offered by Director Geren, seconded by Director Alexander and unanimously approved. The proposals will be considered on the basis of professional qualifications and proposed scope of work.

6.

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. 268 - 0.82 acres in fee @ \$675.00 per acre; 3.38 acres in easement @ \$450.00 per acre from Harvey Toals, Jr. and wife Joyce Toals, Navarro County, Texas.
- II. Tract No. 278 - 6.72 acres in fee @ \$650.00 per acre from Floydell Hall, Navarro County, Texas.

- III. Tract No. 177 - 62.62 acres in fee @ \$678.00 per acre; 3.87 acres in easement @ \$452.00 per acre from W. G. Lewis and wife Oma Lee Lewis, Navarro County, Texas.
- IV. Tract No. 109 - 1,283.301 acres in fee @ \$700.00 per acre; 75.03 acres in easement @ \$467.00 per acre from O. D. Moore and L. B. Dawson, Trustees for the M. C. Caston Estate, Navarro County, Texas.
- V. Tract No. 306 - Approximately 8,200 acres in fee @ \$600.00 per acre from Harewood Investments, N. V., Freestone County, Texas.
- VI. Tract No. 182 - 724.93 acres in fee @ \$685.00 per acre; 34.31 in easement @ \$456.00 per acre from Melvin W. Jackson, Sr. et al, Navarro County, Texas.

Following a detailed presentation of the tracts, and upon recommendation of management of the District, Director King moved, seconded by Director Geren, 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 present it was so ordered.

7.

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

EAGLE MOUNTAIN LAKE - TARRANT COUNTY

<u>PURCHASER</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE AND CONSIDERATION</u>
Don Montgomery & wife Merry Kay Montgomery	23.95 acres being Block 2, Perry Miller Subdiv.	\$2,500 per acre = \$59,875

Following a discussion and upon the recommendation of management and its assurance that the land had been properly advertised and that the price listed above had been appraised by a

reputable appraiser; Director Alexander moved, seconded by Director Geren and unanimously approved, that as recommended by management, the District how 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.

8.

Mr. Ben Hickey presented the Cedar Creek budget for FY1983 for consideration. After discussion Director Geren moved to adopt the budget as presented, Director King seconded, and the motion carried with Director Alexander abstaining.

9.

Mr. Bill Hilliard presented a tabulation of bid proposals for the construction of the entrance road to the Richland Creek administration building, to wit:

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE

INTER-OFFICE CORRESPONDENCE

Date: July 19, 1982

To: Ben Hickey/Bill Hilliard

From: Gene Fruhwirth

Subject: Road Construction Bid for Richland Office

Bids were received and opened 10:00 A.M. July 15, 1982 at the District Office for one half mile of entrance road construction. The results are as follows:

Central Plains Contracting Company:

Total Bid: \$31,760.00

Earliest Move In Date: August 15, 1982

Approximate Completion: 30 Days

Bobby Rutherford, Inc.:

Total Bid: \$32,276.00

Earliest Move in Date: Within 48 Hrs. of Notification

Approximate Completion: 10 Days.

Brown and Root, Inc.:

Total Bid: \$48,780.00

Earliest Move In Date: Within 78 Hrs. of Notification

Approximate Completion: 15 Days.

The difference in cost between Central Plains and Bobby Rutherford is \$616.00. I feel that the move-in and completion time of Bobby Rutherford outweighs the cost difference and he should be awarded the bid.

Following a discussion Director Geren moved for acceptance of the bid by Bobby Rutherford, Inc. in the amount of \$32,276.00 as recommended by management provided that Rutherford complete work within ten days or forfeit \$100.00 per day as liquidated damage for each day in excess of ten; and if Rutherford declines then bid to be awarded to Central Plains Contracting Co. as submitted, Director King seconded and all present voted aye.


10.

Vice-President Thornton stated that copies of the Financial Report for the the period May, 1982 thru June, 1982 have previously been furnished the Directors.

11.

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

  
Secretary

  
Vice-President