

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE  
HELD ON THE 27th DAY OF AUGUST, 1984 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>
C. Victor Thornton Robert D. Alexander Wayne E. Newton Burford I. King	Preston M. Geren, Jr.

Also present were Messrs. Ben Hickey, General Manager of the District; Bill Hilliard, Assistant General Manager; Robert Doby, Manager of Fiscal Affairs; Mike Meza, Manager of Operations; and Jim Oliver, Administrative Coordinator.

Director Thornton acted in his capacity as President and Director King acted as Secretary Pro-Tem, whereupon proceedings were had and done as follows:

1.

On motion 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 August 6, 1984 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 Newton moved and the motion was seconded by Director King and unanimously approved that the following list of vouchers be approved.

GENERAL FUND: Voucher-checks #5541 thru #5666 inclusive, in the amount of \$4,352,617.19.

REVENUE FUND: Voucher-checks #2842 thru #2909 inclusive, in the amount of \$2,901,443.66.

RICHLAND CHAMBERS PROJECT - CONSTRUCTION FUND: Voucher-checks #3436 thru #3536 inclusive, in the amount of \$7,980,764.74.

CEDAR CREEK PROJECT - CONSTRUCTION FUND: Voucher-checks #253 thru #257 inclusive, in the amount of \$1,000,996.04.

DEBT SERVICE - Voucher-checks #294 thru #298 inclusive, in the amount of \$1,475,627.48.

CAPITAL PROJECTS: Voucher-check #131 in the amount of \$2,600,000.00.

3.

Messrs. Alan Thomas and Robert Doby presented the 1984-85 General, Revenue Fund and Debt Service Budgets. Following discussion and with recommendation of the General Manager, Director Alexander moved that the Budget be approved with one change: That the Advisory Committee expenses be itemized. The motion was seconded by Director Newton and the vote for was unanimous.

4.

Following discussion and with recommendation of the General Manager, Director Newton moved that the Tax Rate be set at .016 per \$100.00 valuation. Director Alexander seconded and the vote for was unanimous.

5.

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. 104 - 122.31 acres in fee @ \$700.00 per acre; 1.75 acres in easement @ \$467.00 per acre from Dan J. Jones and Mary M. Jones, Navarro County, Texas.
- II. Tract No. 350 - 22.60 acres in fee @ \$700.00 per acre; 5.26 acres in easement @ \$467.00 per acre from Richland Fishing Club, Inc., Navarro County, Texas.
- III. Tract No. 353 - 2.64 acres in fee @ \$700.00 per acre; 25.00 acres in easement @ \$467.00 per acre from Clyde Anglin Estate, Navarro County, Texas.

CEDAR CREEK DISCHARGE CLAIM  
HENDERSON COUNTY

<u>NAME OF CLAIMANT</u>	<u>ACRES FLOODED</u>	<u>CONSIDERATION</u>
R. B. McClintock et al	167.5	\$39,841.20 (\$238.00 per Ac.)

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

6.

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

<u>LESSEE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE AND CONSIDERATION</u>
James H. Caudle	Lot 101, Block 1 Water Board Subdivision	Appraised \$6,000.00 Bid 6,255.00
Ralph E. Carter	Lot 135, Block 1 Water Board Subdivision	Appraised \$3,500.00 Bid 3,510.00
Steven M. Hoffmann	Lot 95, Block 1 Water Board Subdivision	Appraised \$5,000.00 Bid 5,002.00

<u>LESSEE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE AND CONSIDERATION</u>
Steven M. Hoffman	Lot 96, Block 1 Water Board Subdivision	Appraised \$4,500.00 Bid 4,502.00
Ray Reynolds	Lot 128, Block 1 Water Board Subdivision	Appraised \$3,500.00 Bid 3,500.00
Barton Lockhart	Lot 7 Oak Forest Estates	Appraised \$9,500.00 Bid 9,500.00
Barton Lockhart	Lot 8 Oak Forest Estates	Appraised \$10,500.00 Bid 10,500.00
Barton Lockhart	Lot 9 Oak Forest Estates	Appraised \$15,000.00 Bid 15,000.00
Barton Lockhart	Lot 10 Oak Forest Estates	Appraised \$15,000.00 Bid 15,000.00
Barton Lockhart	Lot 11 Oak Forest Estates	Appraised \$15,000.00 Bid 15,000.00

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 Newton moved, seconded by Director King and unanimously approved, that as recommended by management the District now be authorized to sell in fee, the above listed tracts at not less than the appraised price as shown and upon terms and conditions theretofore adopted by the District.

7.

Bill Hilliard presented a land lease proposal for a 1.36 acre tract adjacent to the Clear Fork of the Trinity River and Forest Park Boulevard. The Lessee is Mark Thomas, Trustee. The term of the lease is fifty-five (55) years with an option for an additional twenty-five (25) years. The consideration for the primary term is \$292,500.00. Director Alexander moved that the lease be approved. Director King seconded and the vote was unanimous.

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After the required advertisement of the District's intent to accept bids for construction of Two (2) lake custodian homes at the Richland Project, a bid opening was conducted by Robert Doby at 10:00 A. M., August 17, 1984.

One bid was received and opened at this time. The J. R. Cross Company of Corsicana, Texas submitted a lump sum bid of \$136,584.00 or \$42.00 per square foot.

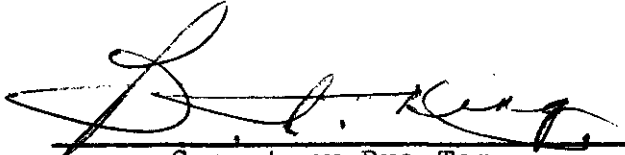
Director King moved that the J. R. Cross Company's bid be accepted subject to the examination by District staff of the Company's financial statement and performance record. Director Alexander seconded the motion and the vote for was unanimous.

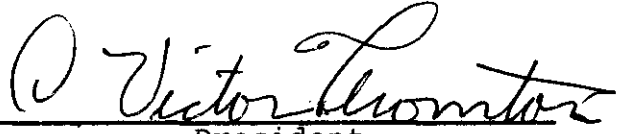
9.

Bill Hilliard presented a proposal from Environmental Science and Engineering, Inc. for a water quality study of the Richland-Chambers Reservoir. Estimated cost for Phase I is \$31,500.00. The information derived from the study will be used by the District's customer cities and agencies to design future water treatment capabilities. The Advisory Committee unanimously recommended the study. Director Alexander moved and Director Newton seconded the motion for approval. This meeting with the approval of all Directors present, it was so ordered.

10.

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

  
Secretary Pro-Tem

  
President