

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD ON THE 5TH DAY OF NOVEMBER, 1984 AT 10:00 A. M.

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

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

Also present were Messrs. Ben Hickey, General Manager of the District; Bill Hilliard, Assistant General Manager; Charles R. Whaylen, Manager of Support Services; Alan Thomas, Assistant Fiscal Manager and George Christie, Attorney for the District. Director Thornton acted in his capacity as President and Director Geren acted in his capacity as Secretary, 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 October 1, 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 Geren and unanimously approved that the following list of vouchers be approved:

GENERAL FUND: -- Voucher-checks #6039 thru #6233 inclusive, in the amount of \$3,297,612.01.

REVENUE FUND: -- Voucher-checks #3081 thru #3171 inclusive, in the amount of \$2,270,824.22.

RICHLAND CHAMBERS PROJECT - CONSTRUCTION FUND: -- Voucher-checks #3764 thru #3868 inclusive, in the amount of \$9,739,123.72.

CEDAR CREEK PROJECT - CONSTRUCTION FUND: -- Voucher-checks #269 thru #272 inclusive, in the amount of \$1,347,765.56.

DEBT SERVICE: -- Voucher-checks #309 thru #311 inclusive, in the amount of \$1,300,023.54.

CAPITAL PROJECT: -- Voucher-check #139 in the amount of 2,600,000.00.

3.

A presentation was made by the District Election Officer, Mr. Charles R. Whaylen. The term of office of two (2) Directors will expire by law in January, 1985. The Two (2) persons elected to serve as Directors for the District in 1985 will serve for a period of One (1) year. Following a general discussion, Director Newton moved and the motion was seconded by Director Geren and unanimously approved that the Directors Election will be held on January 19, 1985, subject to all State and Federal Election Laws; and further that Mr. Ben Hickey, General Manager of the District make all arrangements for the holding of said election and for the payment of expenses and fees of the officers holding the election without further order of the Directors.

Attached hereto as EXHIBIT NUMBER ONE is the full text of the discussion and the order of the Board which is wholly incorporated as a part to these minutes.

4.

Mr. Alan Thomas, Assistant Fiscal Manager of the District, reviewed with Directors the quarterly progress report for the Richland/Chambers Project. A general discussion followed Mr. Thomas' presentation.

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. 119 - 385.444 acres in fee @ \$800.00 per acre; 20.64 acres in easement @ \$534.00 per acre from Mrs. Ann Gatlin and Mrs. D. G. Lively, Navarro County, Texas.
- II. Tract No. 424 - 10 acres in fee @ \$675.00 per acre from Atlas Ellis, Navarro County, Texas.
- III. Tract No. 267 - 370.30 acres in fee @ \$850.00 per acre; 55.34 acres in easement @ \$450.00 per acre from Morris Farmer et al, Navarro County, Texas.
- IV. Tract Nos. 145, 146, 147 and 212 - 894.429 acres in fee @ \$2500.00 per acre from Alf D. Milligan, et al, Navarro County, Texas.
- V. Tract No. 160A and 106B - 6.85+ acres in fee; 12.46+ acres in easement for total consideration of \$10,000.00 from Nesbett Heights, Inc., Navarro County, Texas.

Director King made a motion to seek professional advice on shale values on Item IV, 894.429 acres to be acquired from Alf D. Milligan, et al, Navarro County, Texas - Tract Nos. 145, 146 147 and 212. Director Geren seconded the motion and it was so ordered.

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 on the basis as shown. This meeting with the approval of all Directors present, it was so ordered.

5.

Management of the District requested authority for the District to enter into eminent domain proceedings to acquire the following tracts required by the Richland Creek Project:

- I. Tract No. 423 - 150 acres in fee from Mrs. Naomi Blaize, Navarro County, Texas.
- II. Tract No. 314 - 235 acres in fee from Laura Fortson Johnson, Navarro County, Texas.
- III. Tract No. 111 - 56.48 acres in Fee from Rutn Gossett Reeves, Navarro County, Texas.

Following a detailed presentation of the tracts, and upon recommendation of management of the District; Director Geren moved, seconded by Director King, that the District be now authorized to enter into eminent domain proceedings for the acquisition of the above described tracts. This meeting with the approval of all Directors, 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>
David M. Hoffman	Lot 94, Block 1 Water Board's Subdivision	\$4,353.00 (Appraised Value \$4,250.00)
Jack S. Stell et ux Dolly M. Stell	Lot 1, Oak Forest Estates	\$10,250.00

Randy L. Price	Lot 2, Oak Forest Estates Subdivision	\$7,625.00 (Appraised Value)
T. W. McFarland et ux Alma Jo McFarland	Lot 3, Oak Forest Estates Subdivision	\$7,150.00 (Appraised Value)
Jackie Bradford	Lot 4, Oak Forest Estates Subdivision	\$7,350.00 (Appraised Value)
Henry Benjamin Annison, Sr. et ux Lorna Gean Annison	Lot 5, Oak Forest Estates Subdivision	\$8,200.00 (Appraised Value)
H. H. Bradford	Lot 6, Oak Forest Estates Subdivision	\$9,700.00 (Appraised Value)

Following a discusssion 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 a reputable appraiser; Director King moved, seconded by Director Geren 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.

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

<u>BUYER</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE AND CONSIDERATION</u>
General Developers, Inc.	5,818 sq. ft. of land northeast corner Southwest Blvd. & Bellaire Drive, Tarrant County (Appraised Value \$4,300.00)	\$5,000.00

Director Newton moved to not accept the bid submitted for the 5,818 sq. ft. tract described above. The resolution directs that the staff will advertise the tract for sale and erect

a "For Sale" sign on the property. Staff will report response at a subsequent date. Director Geren seconded the motion and with all Directors present voting aye it was so ordered.

8.

The General Manager presented for consideration the results of bids taken for the purchase of the following materials and vehicles for the Operations Division to wit:

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
INTER-OFFICE CORRESPONDENCE

DATE: November 2, 1984
TO: Ben Hickey
FROM: Mike Meza
SUBJECT: Bid Results and Recommendations for the Opening of
October 12, 1984.

Bids were received and opened at 10:00 A. M. October 12, 1984 for the following: 7000 Tons of Road Base Material
Four 72" Cab and Chassis
Four 6 Yard Dump Bodies
One 2.5 Yard Track Loader
Ten 110 Watt Mobile Radios

The results are as listed:

Road Base Material: (Split into two bids due to delivery location).

Bid #1: 2800 Tons of Type 2, Grade 2: For County Road
Construction at the
Richland Project

D.P. Frost Construction Company - Mexia, TX	\$ 7.99/ton
Texas Industries, Inc. - Dallas, Texas	23.60/ton

The Operations Division has reviewed the above listed material and is satisfied that it meets all specifications and performance standards and therefore submits that the low bid from D.P. Frost Construction Company be accepted. The total cost will be \$55,930.00.

Following discussion and with the recommendation of the General Manager, Director Geren moved and Director King seconded the motion to accept the low bid as recommended by the Operations

Division. This meeting with the approval of all Directors it was so ordered.

Four 72" Cab and Chassis:

Jack Williams Chevrolet - Fort Worth	\$ 68,208.00
Chevrolet Model CC7D042	or \$17,052 each
Hudiburg Chevrolet - Fort Worth	\$ 71,220.00
Chevrolet Model CC7D042	or \$17,805 each

The Operations Division has reviewed the bids and is satisfied that the low bid from Jack Williams Chevrolet meets all specifications and therefore be accepted.

Following discussion and with the recommendation of the General Manager, Director King moved and Director Geren seconded the motion to accept the low bid as recommended by the Operations Division. This meeting with the approval of all Directors it was so ordered.

Four 6 Yard Dump Bodies:

Hobbs Trailer Company - Fort Worth	\$ 12,000.00
Perfection Model #PCHD-95	or \$3,000 each
Motor Truck Equipment Company-Fort Worth	\$ 14,356.00
Special Model #408U	or \$3,589 each

The Operations Division has reviewed this equipment and feels it meets all specifications and therefore submits that the low bid from Hobbs Trailer Company be accepted.

Following discussion and with the recommendaiton of the General Manager, Director King moved and Director Geren seconded the motion to accept the low bid as recommended by the Operations Division. This meeting with the approval of all Directors it was so ordered.

One 2.5 Yard Track Laoder:

Shaw Equipment Company - Dallas	\$ 82,830.00
Fiat Model #FL14C	
Darr Equipment Company - Fort Worth	\$ 99,549.00
Caterpillar Model #963	
Waukesha-Pierce - Dallas	\$129,394.00
Komatsu Model #D75S	

The Operations Division has evaluated bids for the above and in consideration of the following evaluation recommends purchase of the Caterpillar Model #963 over the Fiat Model #FL14C. The Komatsu Model #D75S, being high bid, was not considered in this evaluation.

- 1) The specifications for this machine were compiled based upon a specific type of working condition. We intend this machine to operate primarily in the soft Trinity River bottoms loading excavated silt. This type of operation requires a machine with low ground pressure features which the Caterpillar #963 incorporates as standard equipment. Specifically, it accomplishes this by utilizing a 21.7" track width providing 9.6 PSI. As evidenced by the footnote submitted on the Fiat #FL14C bid, for this machine to meet the minimum track width specification and in turn the desired ground pressure "would require an offset shoe which increases undercarriage wear and not be recommended."
- 2) The power train warranty provided by Shaw Equipment Company is two years or 5000 hours and that provided by Darr Equipment Company is three years or 5000 hours.
- 3) Fiat parts are housed in Dallas, Texas. Darr presently maintains a complete parts house here in Fort Worth. Darr backs up parts availability with a guarantee to provide parts free of charge if not available within 48 hours.
- 4) Darr Equipment Company, when requested to repair a machine, will do so within 48 hours or provide a comparable machine at no charge.
- 5) Incidental Caterpillar parts stocked for other District owned Caterpillar equipment are interchangeable, resulting in reduced inventory.
- 6) District maintenance personnel are experienced in the operation and maintenance of Caterpillar equipment.
- 7) The Caterpillar #963 loader is designed with a rear mounted engine which affords greater visibility of the working and loading areas.
- 8) All Caterpillar track machinery utilize sealed and lubricated pins and bushings.
- 9) The District presently operates three Caterpillar loaders, one of which is a 1966 model, that are still operating today. We have found Caterpillar reliability unsurpassed.

Director Newton made a motion, seconded by Director Geren that approval is subject to review and approval by Director King after discussion with Operations Division.

10.

Presented below are letters of proposal and recommendation from AT&T Communications and Freese and Nichols, Inc. for the adjustment of AT&T lines at the Richland Project: October 4, 1984

Duncanville Engineering
Field Office
P. O. Box 727
Duncanville, TX. 75116

Mr. Woody Frossard
Tarrant County Water Control
Route 1, Box 155-B
Streetman, Texas 75859

Dear Mr. Frossard:

Our Richland Creek project will be worked in conjunction with our new Dallas-Houston Lightguide project. The project was competitive bid and awarded to the low bidder; Flanagan Construction Co., Inc., Temple, Texas.

A break down of the estimated costs are as follows:

Manholes - 8 at \$3,000.00	\$ 24,000.00
Pipe PVC - 19,350 Ft. at 1.50 per Ft.	29,025.00
Contractor - Trench, Backfill, Place Pipe & Manholes, Trench Plugs for 6,450 Ft. at 15.00 per/Ft.	96,750.00
Inspectors - 150 Hours at 45.00 per/Hr.	6,750.00
Engineering & Records - 350 Hours at 82.00 per/Hr.	<u>28,700.00</u>
TOTAL ESTIMATE COST	<u><u>\$185,225.00</u></u>

These are estimated costs and I know the actuals will be some what less expensive when we get the work all completed.

Yours truly,

/s/ L. W. Wallace

Larry Wallace,
Supervisor

October 15, 1984

Mr. G. W. Frossard
Tarrant County Water Control &
Improvement District Number One
Route 1 Box 155-B
Streetman, Texas 75859

Re: Richland Creek Project
Dam and Spillway
AT&T Communications
Dallas-Houston Lightguide
Communications Cables

Dear Mr. Frossard:

As verbally requested, we have reviewed AT&T Communications' October 04, 1984 letter and accompanying construction plans and specifications. AT&T has estimated a cost of \$185,225.00 to protect their communications cable that will be located in the Richland Creek Reservoir just downstream of I.H. 45.

Their construction cost estimate seems reasonable as does their approach of running the cable through pvc pipes between manholes. That way, sections of the cable can be replaced under the reservoir by simply pulling the cable through the pvc pipe. The plans do not show the elevations of the manholes but we assume that AT&T is aware that the reservoir level is elevation 315 with flood easements to elevation 320.

AT&T's proposed protection of their communications cables appear to meet the Water District's needs in relation to this conflict. However, we recommend that you verify that AT&T is aware of the reservoir elevations below authorizing this protection work to proceed.

Yours very truly,
FREESE AND NICHOLS, INC.

/s/ Ronnie M. Lemons

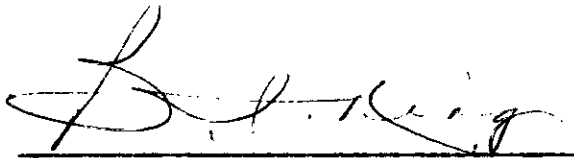
Mr. Hilliard answered questions of the Directors during discussion. It was the recommendation of management that the District be authorized to compensate AT&T Communications for adjustments to their lines not to exceed the estimated amount of \$185,225.00. Director Newton so moved, Director Geren seconded the motion and it was unanimously approved as recommended.

11.

Mr. Hickey recommended to the Board that the District renew it's membership in the North Central Texas Council of Governments (COG). Director Geren so moved, Director Newton seconded the motion and it was unanimously approved.

12.

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


Secretary


President