

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD ON THE 31ST DAY OF MAY, 1985 AT 9:30 A. M.

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

PRESENT

C. Victor Thornton
Burford I. King
George W. Shannon
Wayne E. Newton
Robert D. Alexander

Also present were Messrs. Ben Hickey, General Manager
for the District; Bill Hilliard, Assistant General Manager; R. M.
Doby, Manager of Fiscal Affairs and George Christie Attorney for
the District.

Director Thornton acted in his capacity as President and
Director Shannon acted 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 meetings held
May 6, 1985 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 Shannon moved and the motion was seconded by
Director Alexander that the April, 1985 vouchers be approved as
follows:

GENERAL FUND: Voucher-checks #7322 thru #7477 inclusive, in the amount of \$4,965,275.17.

REVENUE FUND: Voucher-checks #3636 thru #3696 inclusive, in the amount of \$2,633,257.00.

RICHLAND-CHAMBERS PROJECT - CONSTRUACION FUND: Voucher-checks #4466 thru #4542 inclusive, in the amount of \$11,965,604.08.

CAPITAL PROJECTS: Voucher-check #153 in the amount of \$2,600,000.00.

CEDAR CREEK PROJECT - INTEREST AND REDEMPTION FUND: Voucher-check #162 in the amount of \$676,252 71.

CEDAR CREEK PROJECT - CONSTRUCTION FUND: Voucher-checks #300 thru #3004 inclusive, in the amount of \$1,011,836.80.

DEBT SERVICE: Voucher-checks #345 thru #351 inclusive, in the amount of \$1,906,890.85.

3.

President Thornton asked Robert M. Doby to come forward to receive a plaque commemorating his twenty-five years of service to the District. Thornton touched on some of the accomplishments of Mr. Doby and was joined by the other members of the Board in thanking and congratulating Bob for his long and valued service.

4.

Mr. Robert Doby presented a proposal of Arthur Young and Company for the District's fiscal 1985 audit. Following discussion the matter was tabled for consideration and action at the next regular meeting of the Board.

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 Nos. 11 and 18 - 26.94 acres in fee @ \$750.00 per acre; 9.27 acres in easement @ \$500.00 per acre from Steven Neal, Freestone County, Texas.
- II. Tract No. 198 - 2.84 acres in easement for total consideration of \$1,400.00 from Josephine Page Williams, Navarro County, Texas.
- III. Tract No. 297 - 94.68 acres in fee @ \$750.00 per acre from Jack R. Love et al, Navarro County.

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 Nos. 145, 146, 147 and 212 - 462.96 acres in fee; 67.71 acres in easement from Alf D. Milligan, et al, Navarro County, Texas.
- II. Tract No. 14 - 1,552.11 acres in fee; 136.771 acres in easement from J. A. Breithaupt, Jr. et al, Navarro County, Texas.
- III. Tract No. 161 - 65.03 acres in fee; 54.11 acres in easement from Texas Industries Inc., Navarro County, Texas.

Following a detailed presentation of the tracts and upon recommendation of management of the District, Director King moved, seconded by Director Shannon that the District be now authorized to enter into contract for the purchase of the above of the above described tracts on the basis as shown and 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.

4.

Management of the District requested authority to sell the following tract 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 R. Winstead	Block B of the Water- Board-Kimbrough Sub- division	Appraised \$66,000.00 Bid 81,111.00

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 Alexander 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 tract at not less than the appraised price as shown and upon terms and conditions theretofore adopted by the District.

B. Mr. Hilliard presented for consideration a letter offer of The Mallick Organization, Inc. for the purchase of 0.134 of an acre located at the intersection of Belaire Drive West and Southwest Loop in Benbrook. The cash offer of \$7,000.00 exceeds the appraised value of the property. The tract had been advertised and offered for sale in September, 1984. The General Manager recommended acceptance of the offer. Following discussion Director King moved to accept the offer of The Mallick Organization, Inc. as presented and recommended. Director Newton seconded the motion and with the approval of all Directors it was so ordered.

5.

Mr. Hickey advised the Directors that the District has reached an agreement with the owners of the Corsicana Field Fund, Richland Creek Project, for the purchase of the working interest in the properties for \$1,700,000. Hickey recommended that the

Directors approve the purchase in that amount. Following discussion Director Alexander moved to approve the purchase of the working interest in Corsicana Field Fund for \$1,700,000.00. The purchase and funding is contingent on the usual proof of merchantable title on the part of the Fund owners. Director King seconded the motion and with the approval of all Director, it was so ordered.

6.

Mr. Hickey recommended to the Board that the firm of Pope, Hardwicke, Christie, Harrell and Kelly be appointed General Counsel to the District. Mr. George Christie was asked to wait outside during discussion and action. He and Mr. Hilliard explained that the firm already handles all routine legal matters and is involved in most corporate and litigious matters of the District. Hickey stated that it is desirable to again have a central clearing and routing center for all legal matters. No retainer or adjustment in the firm's fee schedule was recommended. Following lengthy discussion Director Shannon moved to appoint the firm of Pope, Hardwicke, Christie, Harrell and Kelly, General Counsel to the District. Director King seconded the motion and it was unanimously approved.

7.

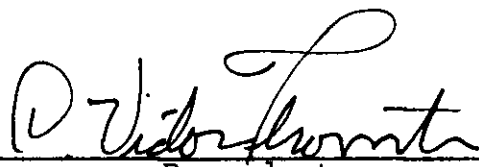
Mr. Hickey briefed the Directors on a situation at Eagle Mountain Lake concerning the proposed construction of a "package plant" type waste water treatment facility. Area residents are concerned and are organizing to oppose permitting of the plant by the State of Texas. Although Eagle Mountain is the most developed

of the District's reservoirs all are starting to feel the sustained encroachment which dictates the need for waste water treatment. However, the staff feels that the discharge of effluent into District reservoirs is a threat to water quality. Mr. Hickey recommended that the Board adopt a resolution establishing a policy that the District will officially oppose the permitting of the discharge of effluent into all District reservoirs. This position and policy is consistent with the District's mission of preserving the quality of its water supply system. Following a discussion, Director Shannon moved to adopt a resolution that the Tarrant County Water Control and Improvement District Number One opposes from this date the permitting of facilities discharging effluent into District owned reservoirs and their tributaries. Director Alexander seconded the motion and the resolution was unanimously adopted.

8.

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


Secretary


President