

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 JANUARY, 1989 AT 9:30 A.M.

-----  
The call of the roll disclosed the presence of all the  
Directors as follows:

Present

Burford I. King  
George W. Shannon  
Victor W. Henderson  
Charles B. Campbell, Jr.  
Hal S. Sparks III

Also present were James M. Oliver, General Manager; Alan Thomas, Assistant General Manager; Robert M. Doby, Treasurer; Steve Christian, Real Property Manager; Brian Gordon, Finance Manager; and Wayne Owen, Administrative Coordinator.

Also in attendance were Joe Paul Jones and John L. Jones, representing Freese and Nichols, Inc; Mel Bierman, representing the City of Fort Worth; Al Stephens and Brenda Almes, representing Arthur Young & Company; and Tim Stewart.

With the assurance from management that all requirements relating to the "open meetings" law had been met, Director King convened the meeting.

1.

On motion made by Director Campbell and seconded by Director Shannon, the Directors unanimously voted to approve the minutes from the meeting held November 14, 1988. It was accordingly ordered that such minutes be placed in the permanent files of the District.

2.

On motion made by Director Henderson and seconded by Director Shannon, the Directors unanimously voted to approve the minutes of the meeting held December 13, 1988. It was accordingly ordered that such minutes be placed in the permanent files of the District.

3.

Jim Oliver presented to the Board of Directors results of a review of qualifications statements provided by potential consultants interested in providing services for the proposed Long-Range Water Supply Study to be initiated by the District. The staff has approached the Texas Water Development Board seeking assistance from the State of Texas for the funding of this study. An estimated budget of \$300,000 has been established as the cost of this study. The Texas Water Development Board will shortly consider funding between \$100,000 and \$125,000 for this study with the District funding the remainder of the cost.

Following the review of the qualifications statements, the Board of Directors requested that the staff solicit additional information from the top three teams interested in providing consultant services concerning each team's ability to complete this study within the current estimated budget of \$300,000.

4.

With the recommendation of management, Director Henderson moved to authorize the sale of Lot 12, Block 2 of the Eustace-Hill-Stanfield Subdivision situated in the Jacob Wilcox Survey,

Abstract No. 1714, Tarrant County, Texas. The sale being for the appraised market value of \$40,000.00, excluding improvements already on the property. Director Campbell seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Shannon moved to ratify the following settlement of condemnation suits completed within guidelines established by the Board of Directors on December 13, 1988:

- 1) Cause #509-85 District vs. Maggie A. Walker; District Tract Numbers 312 and 312A; Wilson Reed Survey A-671 and J. White Survey A-819, Navarro County, Texas. Total settlement being \$26,210.50.
- 2) Cause #510-85, District vs. Robert E. Blair et ux; District Tract Numbers 312 and 312A; Wilson Reed Survey A-671 and J. White Survey A-819, Navarro County, Texas. Total settlement being \$179,656.21.

Director Henderson seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Campbell moved to authorize the commencement of eminent domain proceedings to acquire the following tracts of land necessary for the construction of Richland-Chambers Reservoir upon failure of the owners' acceptance of the offers below:

- 1) 3.2 acres in fee @ \$1,200 per acre and 1.63 acres in easement @ \$1,000 per acre from the remaining members of the Upper Ten Hunting and Fishing Club, out of the J. White Survey A-819, Navarro County, Texas, District Tract Number 351.
- 2) 2.85 acres in fee for the appraised value of \$900.00 per acre and 1.27 acres in easement for the appraised value of \$600.00 per acre from Booker T. Hillery, Jr. and Roy Gross, out of the W. P. Lane Survey A-483, Navarro County, Texas, District Tract Number 282.

Director Sparks seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Shannon moved to ratify the following land purchases required for the construction of the Richland-Chambers Reservoir. The following were acquired under guidelines established at the May 28, 1986 meeting of the Board of Directors:

Date Closed	Name	Tr.#	Survey	Ac. Fee	Ac. Easement	Total Expenditure
5-22-87	G. Slaughter et al	92	F.Procello, A-636	62.74	10.71	\$ 62,892.00
5-1-87	R.I. Kent	247	J.Broyles, A-78	16.00		\$ 12,000.00
7-8-87	Cross Country Ctle.	358	J.O'Donnel, A-889	.38	1.80	\$ 1,422.00
7-22-87	Christine Brown	135	F.Procello, A-636	7.02	3.46	\$ 8,394.00
8-7-87	T.K. McClellan	292	F.Procello, A-636	10.00		\$ 7,500.00
9-17-87	Michael Wisdom	235	A.Matthews, A-544	.99	.50	\$ 1,125.00
8-31-87	Malcolm Stewart	289	J.McNeal, A-8	1.95	2.36	\$ 2,995.62

9-25-87	R.W. Fitch	425	D.Bratt, A-97	.112	.480	\$ 388.80
10-26-87	Earl McDaniel et al	414	J.McNeal, A-8	10.84	6.82	\$ 13,848.00
11-24-87	Joe Hall	382	J.White, A-818		2.79	\$ 1,674.00
2-4-88	Maude C. Wheelock	380	T.Morrow, A-521	11.54	96.50	\$ 56,905.00
1-27-88	Esther Bryant	240	J.Ammons, A-15	1.73		\$ 1,557.00
1-27-88	Esther Bryant	240	J.Ammons, A-15	7.02		\$ 6,318.00
3-88	L.G. Glover	94	F.Procello, A-636	4.80	2.190	\$ 5,634.00
3-88	Tulsa Martin Est.	434	W.P.Lane, A-483	15.883		\$ 13,455.50
3-88	Peno Graham	403	J.Taylor, A-911	6.950	3.300	\$ 58,275.00
2-26-88	W.C. Stroube	374	T.Morrow, A-521	10.730	413.865	\$257,976.00
2-26-88 3-7-88	H.R. Stroube	238,394	W.Cairns, A-158 M.J.Tidwell, A-798 Wm.Kinkenon, A-452	4.4400	5.840	\$ 7,500.00
3-23-88	J.A. Worthy	360	W.Cairns, A-158	2.579	2.760	\$ 3,314.25
3-23-88	J.A. Worthy	361	T.Morrow, A-521	.880	1.320	\$ 1,320.00
5-88	H.H. White	407	L.Powell, A-634	1.61		\$ 1,167.25
6-88	James Caillett	70-A	Wilson Reed, A-671	.012	1.24	\$ 850.80
7-7-88	Mattie Lee Nash	448	W.P. Lane, A-483	12.817		\$ 11,535.50
6-15-88	J. Afton Burke	313	T.Morrow, A-521	8.220		\$ 7,398.80
7-27-88	Cleother Woods	184	F.Procello, A-636	.800	.830	\$ 1,015.00
7-27-88	Cleother Woods	185	F.Procello, A-636	.001	.010	\$ 5.75
8-30-88	Petersburg Church	220	J.Ammons, A-15	1.82	2.15	\$ 2,928.00
10-5-88	W.C. Whitthorne	116	J.McNeal, A-8 Wm. M. Love, A-678	1.23	107.42	\$ 65,559.00
10-27-88	Friendship Church	39	J.Mason, A-526	3.90	.490	\$ 645.00
10-88	Mary Giesler	392	J.Choate, A-2		3.37	\$ 2,022.00
11-88	Herbert Hillory (Sylvia Hillory Est.-1/4 Int.)	282	W.P. Lane, A-483	.7125	.3175	\$ 831.75

12-7-88	G.H. Andrews	412	L.Powell, A-634	1.950		\$ 1,755.00
12-88	Earseline Keels (Sylvia Hillory Est.-1/4 Int.)	282	W.P. Lane, A-483	.7125	.3175	\$ 831.75

Director Henderson seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Henderson moved to approve an amendment to the lease agreement between the District and Gilmore Lauderdale Enterprises, Inc. The amendment consists solely of modifications to Article 3, Page 2, concerning rent.

Paragraph One will begin with "Except as provided below..."

Paragraph Three will read as follows:

"In the event Lessee desires to open a restaurant which will require a substantial capital investment by Lessee, the parties will determine the percentage of gross receipts generated therefrom to be owing by Lessee to Lessor as additional rental based on what is customary in the industry for similar facilities."

Director Shannon seconded the motion and the vote in favor was unanimous, with the exception of Director Sparks, who abstained.

9.

With the recommendation of management, Director Shannon moved to authorize the commencement of eminent domain proceedings to acquire the following tracts necessary for the construction of the

Benbrook pipeline, upon failure of the owners' acceptance of the offers listed below:

- 1) 0.6672 acre in easement (29,061.51 square feet) for the appraised value of \$47,325.00 from Jerry Smith out of the G. W. Main Survey, A-1096, City of Fort Worth, Tarrant County, Texas, District Tract Number 0062.
- 2) 0.1653 acre in easement (7,201.38 square feet) for the appraised value of \$5,700.00 from H. R. Williamson out of the J. Asbury Survey, A-47, City of Fort Worth, Tarrant County, Texas, District Tract Number 0062-A.
- 3) 0.0447 acre in easement (1,948.31 square feet) for the appraised value of \$3,900.00 from Sid Holmes, Jr. out of the J. Asbury Survey, A-47, City of Fort Worth, Tarrant County, Texas, District Tract Number 0062-B.

Director Sparks seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Shannon moved to authorize the acquisition of a 0.0121 acre tract in easement (525.07 square feet) for \$1,575.21 from the Federal Asset Disposition Association, out of the J.M.B. Smith Survey A-1412, City of Fort Worth, Tarrant County, Texas, District Tract Number 0043. This easement required for the construction of the Benbrook pipeline. Director Henderson seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Campbell moved to adopt a resolution restricting the sale of raw water to customers around Richland-Chambers Reservoir which are served by either a regional wastewater treatment facility or a non-private wastewater treatment plant. Director Henderson seconded the

motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Shannon moved to accept the low bid for one low profile utility diesel tractor from Clemons Tractor Company. The low bid being \$12,391.89 for one Ford 5610 Diesel Tractor, this item to be purchased from the Revenue Fund. Director Campbell seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management, Director Sparks moved to accept the low bid submitted by Performance Boats for the purchase of one 1989 Sportcraft 250 Caprice. The bid price being \$29,681 and will be drawn from the General Fund. Director Henderson seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Henderson moved to accept the low bid submitted by Waitman Construction Company for the purchase of sheet metal required for the Cedar Creek retaining wall. The bid price being \$10,489.18 and will be drawn from the Revenue Fund. Director Campbell seconded the motion and the vote in favor was unanimous.

15.

With the recommendation of management, Director Campbell moved to appoint B. G. "Red" Barton as Eagle Mountain Lake - Lake Patrol Chief and James R. Moore as a Lake Patrol Officer. Both men have met all requirements for certification as peace officers



by the Texas Commission on Law Enforcement Officer Standards and Education. Director Henderson seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management, Director Sparks moved to approve the following list of vouchers for the months of October and November, 1988:

Capital Projects Fund: Check numbers 2040 thru 2046, the total expenditure being \$634,108.95.

Cedar Creek Construction Fund: Check numbers 2022 thru 2023, the total expenditure being \$1,350,000.00.

Debt Service Fund: Check numbers 2056 thru 2067, the total expenditure being \$5,470,135.28.

General Fund: Check numbers 23666 thru 24141, the total expenditure being \$5,548,724.18.

Interest and Redemption Fund: Check numbers 2041 thru 2042, the total expenditure being \$1,748,980.97.

Richland-Chambers Construction Fund: Check numbers 12447 thru 12622, the total expenditure being \$9,979,076.16.

Revenue Fund: Check numbers 9382 thru 9714, the total expenditure being \$11,457,747.44.

Director Shannon seconded the motion and the vote in favor was unanimous.

17.

Mr. Joe Paul Jones, representing Freese and Nichols, Inc., presented an update on the planning currently being performed by the City of Fort Worth concerning the North Pass Freeway. Mr. Jones commented that six routes are being evaluated that impact Eagle Mountain Lake. The most economically efficient route will cross the lake in the vicinity of Hawley Island. This route that

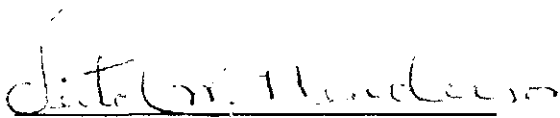
Freese and Nichols recommends has an estimated cost of \$328 million allowing for the bridge across the lake to provide 51 feet of clearance between the low steel and the lake's design elevation of 649 feet above mean sea level.

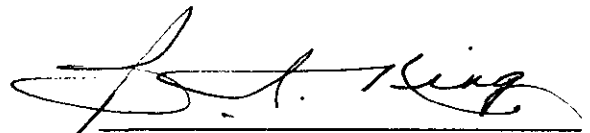
18.

Mr. Al Stephens and Ms. Brenda Almes, representing Arthur Young, reviewed the Annual Financial Report for the Year Ended September 30, 1988, with the Board of Directors.

19.

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

  
Secretary

  
President

RESOLUTION

OF

TARRANT COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NUMBER ONE

WHEREAS, the District has pursued the construction and development of the Richland-Chambers Reservoir Project in Navarro and Freestone Counties; and

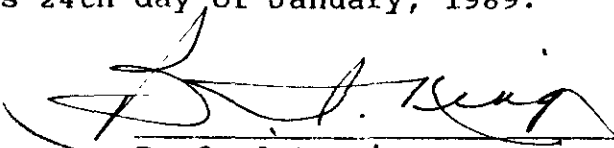
WHEREAS, the District has acquired the right through the Texas Water Commission to license and control private sewage facilities; and

WHEREAS, the District has a vital interest in protection of the quality of water in the Richland-Chambers Reservoir.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Tarrant County Water Control and Improvement District Number One that the District shall restrict the sale of raw water to customers around the Richland-Chambers Reservoir which are served by either a regional wastewater treatment facility or a non-private wastewater treatment plant. Sale of raw water to entities not able to comply with the above can be allowed if in the District's opinion no other reasonable alternative exists.

PASSED AND APPROVED this 24th day of January, 1989.

  
Victor W. Henderson  
Secretary

  
Burford I. King  
President