

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
HELD ON THE 16TH DAY OF FEBRUARY, 1993 AT 9:30 A.M.

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

Present
George W. Shannon
Victor W. Henderson
Charles B. Campbell, Jr.
Hal S. Sparks, III
Charles L. Geren

Also present were James M. Oliver, Alan Thomas, Madeline Robson, Mike Williams, Sandy Swinnea, Steve Christian, Brian Gordon, Wayne Owen and David Marshall.

Also in attendance was George Christie, legal counsel for the District.

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

1.

On a motion made by Director Henderson and seconded by Director Campbell, the Directors unanimously voted to approve the minutes from the meeting held January 19, 1993. It was accordingly ordered that such minutes be placed in the permanent files of the District.

2.

The President and presiding officer next called an executive session under Sections 2E and 2F of the Texas Open Meetings Act to consider pending or contemplated litigation and real estate matters.

3.

Upon completion of the executive session, the President reopened the meeting.

4.

With the recommendation of management, Director Campbell moved to authorize ratification of the purchase of thirteen (13) easements required for the construction of the Benbrook Pipeline tunnel section which were purchased under guidelines approved by the Board of Directors on March 29, 1988. Further, that Steve Christian be authorized to execute all documents required to close these conveyances listed as follows:

Tract # 10 - 0.0562 acre tunnel easement from T.U. Electric Company, out of the A. H. Hodge A-1789, Tarrant County, Texas, for \$10.00.

Tract # 10-A - 1.1434 acre tunnel easement from Federal Deposit Insurance Corporation as Receiver for Landmark Bank of Fort Worth, out of the A. H. Hodge A-1789 and the J. W. Asbury A-52, Tarrant County, Texas, for \$3,000.00 total.

Tract #'s 11, 13, 15 - 0.8157 acre tunnel easement from Trustee, E-Systems, Inc. Pool Trust, out of the J. W. Asbury A-52, J. F. Heath A-641, J. Van Lent A-1871, Tarrant County, Texas, for \$1,777.00 total.

Tract # 18 - 0.5848 acre tunnel easement from Valley Federal Service Corporation, out of the I. Flores A-507, Tarrant County, Texas, for \$1,275.00 total.

Tract # 27 - 0.0529 acre tunnel easement from J. Barry Stovall, out of Lot 7, Block 46, Candleridge Addition to the City of Fort Worth, and being out of the Jas. W. Williams Survey, A-1599, Tarrant County, Texas, for \$500.00 total.

Tract # 29 - 0.0418 acre tunnel easement from Steve L. Strange, out of Lot 30, Block 44, Candleridge Addition to the City of Fort Worth, and being out of the Jas. W. Williams Survey, A-1599, Tarrant County, Texas, for \$500.00 total.

Tract # 30 - 0.0380 acre tunnel easement from Bobby B. Elsom, out of Lot 9, Block 44, Candleridge Addition to the City of Fort Worth, and being out of the Jas. W. Williams Survey, A-1599, Tarrant County, Texas, for \$500.00 total.

Tract # 30-A - 0.0124 acre tunnel easement from Clyde Copeland, out of Lot 10, Block 44, Candleridge Addition to the City of Fort Worth, and being out of the Jas. W. Williams Survey, A-1599, Tarrant County, Texas, for \$500.00 total.

Tract # 32 - 0.00451 acre tunnel easement, from Steve Wimberly, out of Lot 7, Block 45, Candleridge Addition to the City of Fort Worth, and being out of the Jas. W. Williams Survey, A-1599, Tarrant County, Texas, for \$500.00 total.

Tract # 32-A - 0.0047 acre tunnel easement, from Tytti Marja-Liisa Krause, out of Lot 6, Block 45, Candleridge Addition, Jas. W. Williams Survey, A-1599, Tarrant County, Texas, for \$500.00 total.

Tract # 39 - 0.1012 acre tunnel easement, from Pep Boys-Manny, Moe & Jack of California, out of the S.A. & M.G. RR Co. A-1463, Tarrant County, Texas, for \$500.00 total.

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

5.

Consideration of a proposed Settlement Agreement concerning an easement required for construction of the Benbrook Pipeline Project from Hunt Petroleum Corporation was postponed.

6.

With the recommendation of management, Director Geren moved to approve guidelines concerning the appraisal of District owned real property. Director Sparks seconded the motion and the vote in favor was unanimous.

The following guidelines are suggested by staff for determining; a) the minimum acceptable qualifications for appraisers to be used by the District; and b) the type of appraisal report needed to determine market value of District property. Staff further recommends that any deviation from this set of guidelines should require approval from the District's Land Committee:

1) MINIMUM ACCEPTABLE QUALIFICATIONS FOR APPRAISERS- Depending on the type of appraisal assignment, the appraiser must be certified as either a General or Residential Real Estate Appraiser by the State of Texas.

2) BROKER'S OPINION OF VALUE REPORT - may be used primarily when selling encroachment tracts, Water Board Subdivision lots or other tracts with estimated market value under \$10,000.00, and not anticipated to be involved in condemnation or other litigation.

3) LIMITED APPRAISAL REPORT - may be used to determine market value for all other required uses except when property is contemplated to be involved in condemnation or other litigation, or in appraising property with an estimated market value of over \$100,000.00.

4) FULL NARRATIVE APPRAISAL REPORT - used primarily when property is to be involved in condemnation or other litigation where the report may be entered into testimony in a law suit. This report is also to be used when appraising property of over \$100,000.00 estimated market value.

7.

Consideration of the acquisition of real property at Richland-Chambers Reservoir was postponed.

8.

With the recommendation of management, Director Campbell moved to authorize the sale of lots 5 and 6 of the Oak Forest

Estates Subdivision, out of the Sharp Whitley Survey, A-798, Henderson County, Texas for the current appraised value of both lots being \$16,100.00 to the high bidder, Mike Zabochnik and wife, Victoria Zabochnik. The sale shall be subject to the reservation of a flowage easement between elevations 322 and 325 m.s.l., the reservation of all minerals, restricted to one single family residence per lot and the purchaser shall pay all closing costs. Further, that Steve Christian be authorized to execute all documents necessary to close this transaction. Director Geren seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Sparks moved to approve two (2) agreements between the District and Freese and Nichols, Inc. covering services to be provided for hydraulic modeling of the District's raw water transmission system between the Balancing Reservoirs and Lake Benbrook as well as services to be provided for modification of the operations model of the District's raw water transmission system. The hydraulic modeling study fee is not expected to exceed \$46,700 and the modification of the operations model study fee is not expected to exceed \$145,600.00. Both projects are to be funded from the Richland-Chambers/Benbrook Construction Fund. Director Henderson seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Henderson moved to accept the proposal submitted by Dick and Sons Diving

Service in the amount of \$19,975.00 to perform an underwater inspection of the Richland-Chambers Spillway. This project is to be funded by the Richland-Chambers Construction Fund. Director Campbell seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Campbell moved to approve the following list of vouchers for the month of January, 1993:

General Fund: Check numbers 37953 through 38207, the total expenditure being \$266,037.74.

Debt Service Fund: Check number 10615, the total expenditure being \$81,200.00.

Capital Projects Fund: Check numbers 2506 through 2513, the total expenditure being \$71,881.99.

Revenue Fund: Check numbers 20203 through 20396, the total expenditure being \$1,376,953.10.

Richland-Chambers Fund: Check numbers 14902 through 14923, the total expenditure being \$1,268,208.22.

Cedar Creek Construction Fund: Check number 10655, the total expenditure being \$35,525.00.

Benbrook/RC Construction Fund: Check number 10665, the total expenditure being \$177,625.00.

Interest and Redemption Fund: Check number 101085, the total expenditure being \$730,240.88.

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

12.

Staff reports were presented to the Board of Directors concerning Calendar Year 1992 absentee costs, FY 1993 update on buy-in premiums for new additional contracting party raw water

customers, the FY 1992 settle-up calculation, the FY 1993 update of the District's water rate model and review of audit questions related to FY 1992 personnel and general administration expenses.

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

George A. Shannon
President

Charles S. Campbell Jr.
Secretary