

Minutes Of The Regular Quarterly Meeting Of Tarrant County Water Control And Improvement District Number One Which Was Adjourned From Monday, November 7, 1927, So That The Same Could Be Held On Wednesday, November 9, 1927, Which Day Is The Time For The Regular Weekly Meeting Of The Board.

At this meeting President A. L. Baker presided.

There were present the following Directors, viz:

- W. H. Slay
- H. M. Hightower
- L. C. Abbott
- W. E. Bideker.

There were also present S. M. Freese, Engineer. S. L. Samuels and Ireland Hampton, Attorneys for the District, were also present. There were present certain land holders and voters of the District who stated that they had nothing in particular to place before the Board but that they wished to hear the proceedings.

The Board thereupon proceeded to business and the following proceedings were had and done, viz:

FIRST: President Baker stated that while the Board had at a former meeting tentatively closed contract with Hawley & Freese, Engineers, with the understanding that the Committee heretofore appointed to investigate the reasonableness of engineering fees would procure written verification of their former oral report concerning the reasonableness of fees which verification was to be in the form of written communication. The Committee thereupon produced a letter of Floyd & Lochridge, Engineers of Dallas, Texas showing that the fees on the Wichita Falls project had been 6 1/2% of the total cost of the project, which had been a little less than

\$5,000,000. That the engineering was done on a salary basis, further that the agreement for engineering fees on the water supply for the City of Waco was 5%. There was produced a letter from R. V. Tompkins, City Auditor of the City of Dallas, stating that the engineering expense on the Garza Dam had been 6.43% on the total cost of the project which had been \$4,463,177.15. There was also produced a letter from Nagel, Witt, Rollins Engineering Company stating that the Engineer's fee on the Cotulla project had been 5% of \$7,300,000. There was also produced a letter showing that the engineering fee on the water supply of the City of Corpus Christi had been 5% on \$2,000,000. After further discussion it was the sense of the Board that the list of the letters did well sustain the former oral report of the Committee: That the proposals of Hawley & Freese covered service broader in scope than that rendered in any of the reported projects due to their tender to perform all service necessary in the effort to procure Federal, State or other aid in constructing the control work planned by this District: That the rendition of this service would substantially increase the cost of the work proposed to be done by Hawley & Freese: That this service was peculiar to this project: Further, that the tender made for field surveys to establish water line and the acreage in each tract of land by Mr. Brooks Baker for the sum of \$60,000 was not an advantageous plan due to the fact that this charge would amount to six and two-thirds percent of the estimated cost of the land to be acquired. It was the sense of the Board that the contract with Hawley & Freese should be made firm and finally approved and that same do be filed as "Exhibit A" and made a part of these Minutes; further, that the

letters herein before referred to be attached to the Hawley & Freese contract as a part of these Minutes and that they also become a part of the record: It was so ordered.

SECOND: Thereupon the President requested Secretary to read the Minutes of the meeting of November 2. The Minutes were read. Director Slay stated that he thought the Minutes should show that the proposal by Mr. Brooks Baker would have cost the District six and two-thirds per cent on the estimated cost of the land proposed to be purchased. The Secretary stated that the Minutes of the present meeting would disclose that fact. Mr. Slay thereupon withdrew his objections to the Minutes and as there were no other objections the Minutes were thereupon declared a true statement of the proceedings, and were ordered approved and adopted.

THIRD: President Baker called upon Director H. M. Hightower and Mr. Freese to report as a Committee concerning the lands which L. C. Cromer and others desired to have excluded from the District and as set out in their petition for exclusion filed on November 2nd. Thereupon the Committee did report as follows:

TRACT # 1 containing approximately 59 acres runs for one-half mile along the River bottoms and contains the upland improvements contiguous to bottom lands and will be benefited by the works proposed to be constructed by the District.

TRACT # 2 containing approximately 60 acres is adjacent to above mentioned tract # 1 and is in the benefited District although the land itself is not subject to ordinary flood. This

Page 4 --Minutes Meeting November 9, 1927.

land should be assessed at a comparatively low figure for District purposes.

TRACT # 3 containing about 70 acres has already been excluded.

After discussion of this report and without formal motion the President of the Board directed the Committee to continue its service to the end that they might by negotiation with the petitioners prevail upon them to withdraw their petition. The Directors so desired and it was so ordered.

FOURTH: Director Hightower thereupon stated that he had, for the present, arranged with the Manager of the Capps Building not to rent Room 419 to any other person under an agreement that the Directors would, until otherwise provided, pay rent on Rooms 418-419, making the total monthly rent ~~for~~ <sup>per</sup> offices \$83.50; that in his opinion the Directors would at once require two rooms so that the land department and meetings of the Board should have available one room. That if this was not done the work of the legal department ~~of the office~~ of the District would be much interfered with. After full discussion it was the sense of the Board that for the present the two rooms should be retained at the same rental and it was so ordered.

FIFTH: Thereupon Ireland Hampton called to the attention of the Board the necessity to promptly arrange for the rendition of property by tax payers of the District to be used as the basis

Page 5-Minutes Meeting November 9, 1927.

the assessments and equalization of the taxes for the year 1928. That in order to do this it is necessary to arrange with some assessor to accept rendition for the District; next, to furnish the assessor with the description of the boundaries of the District as the same now is. That in his opinion the Board could not in 1928 fail to arrange for its own independant assessment and equalization department. That this was true, if for no other reason, because Chapter 25 of the Acts of the 39th Legislature was peculiar in that it did provide that property within a District must be assessed at its full value. That the County did not assess at full value which made it impractical to adopt the values which the County will establish for 1928. Furthermore, that when it came to the assessment of rural lands the County basis would not answer as a basis for the District due to the fact that the County's equalization would not take into account the relative benefits to each tract of rural lands by reason of the District plans. To comply with the Section 59 of Article 16 of the Constitution would require this to be done in order to effect an equitable distribution of the taxes to be levied by the District. After discussion the President did announce that if it met with the approval of the Board he would appoint a Committee to work out a plan for the taxing for the year 1928. The Directors did approve the suggestion. The chair appointed on this Committee Directors Abbott and Bideker who were instructed to report a definite plan to the Board at its next regular meeting. It was so ordered.

Page 6 --Minutes Meeting November 9, 1927.

SIXTH: Thereupon the Secretary presented the accounts payable and now due by the District as follows, viz:

Sam'l Hand--To--River Gauging for October, 1927	\$10.00
C. R. Crouch-To-River Gauging for October, 1927	9.00
Glen Kelly--To--Rain Observing for October, 1927	3.00
Wayne Allen-To--Rain Observing for October, 1927	3.00
Leon Paschal-To-Rain Observing for October, 1927	3.00
Grace Bovelle-To-Rain Observing for October, 1927	3.00
Mazie Bideker-TO-Stenographic Expense for Oct., 1927--	15.00
Fort Worth Blue Print Company--Maps	15.36
Fort Worth Warehouse & Storage Co.-Moving furniture	31.50
Mrs. Ireland Hampton-Long Distance Telephone Expense	9.65
Hayes Auto Repair Company--Repair work on Velie	10.00
C. W. Vance--Rent of space for Bond Election	5.00
A. L. Baker--To--Dir. Sal. 5 Meetings (9-9-27; 9-10-27; 9-12-27; 9-17-27; and 9-24-27)	50.00
L. C. Abbott-To-Dir. Sal. 5 Meetings	50.00
W. H. Slay--To--Dir. Sal. 5 meetings	50.00
W. E. Bideker--Te--Dir. Sal. 5 Meetings	50.00
H. M. Hightower--To--Dir. Salary 5 Meetings	50.00
Southwestern Bell Telephone Co. Campaign Hdqtrs. Expense	15.25
Cotton Exchange Bldg. To--Room #410-office rent $\frac{1}{3}$ month	8.30
	391.06

Page 7 --Minutes Meeting November 9, 1927.

Mrs. Frank Naugel--Clerical Work	\$12.50
Capps Building--Rent November--Rooms 418-419	83.50
Mrs. D. Sheppard--Stenographic Work	18.40
E. L. White & Company--Office Supplies	6.45
M. E. Friday--Stenographic Work	5.00
Mary Cummings--Stenographic Work	5.00
	<u>127.85</u>

The Secretary also presented Voucher # 930 in which there was an error in issue. He stated that the same had been cancelled and Voucher 971 issued in lieu of the cancelled Voucher. It appeared that this correction was necessary. Thereupon Director Abbott moved and Director Bideker seconded the motion that the cancellation and substitution of the Vouchers above designated do be made and that the Secretary and Treasurer be directed to issue Vouchers in payment of the accounts above listed and hereby approved. The motion carried it was so ordered. There being no other business the Meeting was adjourned until Wednesday, November 16, 10 a. m.

W. E. Bideker  
SECRETARY.

APPROVED

R. D. Bazar  
PRESIDENT.