

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 AUGUST, 1985 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	Wayne E. Newton
Burford I. King	
George W. Shannon	
Robert D. Alexander	

Also present were Messrs. Ben Hickey, General Manager
for the District; Robert Doby, Comptroller; Mike Meza, Manager of
Operations; Robert Alan Thomas, Fiscal Manager; Jim Oliver
Manager of Administration; Harold Johnson, Manager of Eastern
Division and Bill Hilliard, Manager of Special Services.

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 31, 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 May and June, 1985 vouchers be
approved as follows:

GENERAL FUND: Voucher-checks #7478 thru #7874 inclusive inclusive, in the amount of \$6,693 614.24.

REVENUE FUND: Voucher-checks #3636 thru #3696 inclusive, in the amount of \$3,536,689.96.

RICHLAND-CHAMBERS PROJECT - CONSTRUCCION FUND:
Voucher-checks #4466 thru #4542 inclusive, in the amount of \$36,019,178.01.

CAPITAL PROJECTS: Voucher-check #153 in the amount of \$2,943,877.72.

CEDAR CREEK PROJECT - INTEREST AND REDEMPTION FUND:
Voucher-check #163 thru #171 inclusive, in the amount of \$7,617,003.19.

CEDAR CREEK PROJECT - CONSTRUCTION FUND: Voucher-check #305 in the amount of \$1,000,000.00.

DEBT SERVICE: Voucher-checks #352 thru #362 inclusive, in the amount of \$2,622,802.70.

3.

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. 319 - 9.92 acres in fee @ \$750.00 per acre; 2.85 acres in easement @ \$500.00 per acre from the Heirs of Amos Blair, Navarro County, Texas.
- II. Tract No. 336 - An undivided 2/3 interest in 884.79 acres in fee @ \$775.00 per acre; 129.02 acres in easement @ \$516.66 per acre from Robert R. Cocke IV et al, Navarro County, Texas.
- III. Tract No. 31A - 156.5 acres in fee @ \$700.00 per acre from J. W. Pillans, et al, Navarro County, Texas.
- IV. Tract No. 214 - 15.04 acres in fee @ \$775.00 per acre; 8.79 acres in easement @ \$500.00 per acre from Mrs. Rene Mitchell, et al, Navarro County, Texas.
- V. Tract No. 238 - .29 of an acre in fee @ \$780.00 per acre; 2.30 acres in easement @ \$520.00 per acre from Robert L. Boyd and Mack J. Boyd, Navarro County, Texas.

- VI. Tract No. 294 - 1.60 acres in fee @ \$750.00 per acre; 2.09 acres in easement @ \$500.00 per acre from Sidney Patterson and Preston Earl Patterson, Navarro County, Texas.
- VII. Tract No. 41 - 80.50 acres in fee @ \$750.00 per acre from Kenneth J. Pritchett and John Wayne Pritchett, Navarro County, Texas.
- VIII. Tract No. RCP-5 - 0.713 of an acre in pipeline easement @ \$750.00 from Jim Steward (Stewart) Estate, Navarro County, Texas.
- IX. Tract No. 206 - 13.33 acres in fee @ \$850.00 per acre; 3.51 acres in easement @ \$567.00 per acre; Tract No. RCP-3 - 4.897 acres in pipeline easement @ \$1,000.00 per acre, from Russell E. Lawrence, Trustee, Navarro County, Texas.
- X. Tract No. RCP-4 - 4.105 acres in pipeline easement @ \$1,000.00 per acre from Don H. Gray and Buford D. Gray, Navarro County, Texas.
- XI. Tract No. RCP-1 - 1.044 acres in fee @ \$750.00 per acre from Paul E. McCurdy and wife Helen McCurdy, Navarro County, Texas.
- XII. Tract No. RCP-2 - 4.416 acres in pipeline easement @ \$800.00 per acre from Scott A. McGall and wife Jane McGall, Navarro County, Texas.
- XIII. Tract No. RCP-6 - 2.767 acres in pipeline easement @ \$1,085.00 per acre from Jasper J. Immon, Jr. Navarro County, Texas.
- XIV. Tract No. 206-A - 0.032 of an acre in fee @ \$900.00 per acre; 0.59 of an acre in easement @ \$900.00 per acre; 5.494 in pipeline easement @ \$947.00 per acre; Tract No. RCP-7 from Ronald F. Keener, Trustee, Navarro County, Texas.

Following a detailed presentation of the tracts and upon recommendation of management of the District, Director Alexander moved, seconded by Director Shannon, 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.

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. RCP-8 - 6.459 pipeline easement, Sonny's Farm Service Co., Navarro County, Texas.
- II. Tract No. RCP-9 - 2.288 pipeline easement, John VanDonk, Navarro County, Texas.
- III. Tract No. RCP-10 - 15.525 pipeline easement, Millie Rendon Howard and Homer Keith Rendon, Navarro County, Texas.

Following a detailed presentation of the tracts and upon recommendation of management of the District, Director Shannon 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 present, it was so ordered.

Management of the District requested authority for settlement of Spillway Discharge Claims in Navarro County, Texas.

Following a general discussion, Director Alexander moved, seconded by Director King and unanimously approved, that the District be now authorized to execute settlement agreement on the basis of \$238.00 per acre, for the following claim, to wit:

- I. 71 acres carried at \$238.00 per acre from James R. Baxter, Navarro County, Texas.

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>BUYER</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE AND CONSIDERATION</u>
Harston Gravel	Four parcels containing a total of 58.75 acres situated on the east side of Eagle Mountain Lake in Tarrant County	\$ 369,203.02 (\$6,303.62 per acre)

Director King moved to not accept the bid submitted for the 58.75 acre tract. Director Shannon seconded the motion and with all the present voting aye, it was so ordered.

5.

Mr. Alan Thomas reviewed the Richland Project Financial Report. The consensus of the Board was that the District staff should immediately proceed with the initial preparations for issuance of completion bonds for the project.

6.

Mr. Robert Doby presented an audit proposal from Arthur Young & Co. for the fiscal year ending September 30, 1985 and recommended its acceptance. Director Alexander noted that the 1984 audit had not been formally reviewed and recommended the Board review it prior to Arthur Young beginning the 1985 audit. Director King moved that Arthur Young & Co. be retained to perform the 1985 audit. Director Alexander seconded and vote was unanimous. Director Thornton instructed the General Manager to place review of 1984 audit on the agenda for the next regularly scheduled meeting.

7.

Mr. Woody Frossard, District Environmental Manager, reviewed a report and recommendation for a proposed salt water

disposal well, Chapman Lease, Woodbine Formation at the Richland Project. The estimated cost is \$45,000.00. Director King moved to proceed with the salt water disposal project. Director Shannon seconded and the vote was unanimous.

8.

Mr. Harold Johnson, Eastern Division Manager, presented Change Order #8 - Contract Number One - H. B. Zachry Company, Richland Chambers Project for consideration. The proposed change order deletes a twelve inch pipeline, modifies a walkway at the damsite to create a public access point, and modifies a guage well. Net additional cost of the change order is \$56,419.71. However, the District was successful in amending its 404 permit to delete the Alligator Creek diversion for an estimated savings of \$100,000.00. Following discussion and with the recommendation of management, Director King moved to approve change order #8 in the amount of \$56,419.71 as presented. Director Shannon seconded and the vote was unanimous.

9.

Mr. Mike Meza, Operations Manager, presented for consideration the results of bids taken for the purchase of the following items:

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE

INTER-OFFICE CORRESPONDENCE

DATE: June 20, 1985
TO: Ben Hickey
FROM: Mike Meza
SUBJECT: Bid Results and REcommendations for the Opening of
May 31, 1985.

Bids were received and opened at 10:00 A.M., May 31, 1985 for the following:

BID #1: 8500 Feet of Six Inch PVC Water Pipe
BID #2: Two (2) Pad Mounted Transformers (150 & 167 kVa)
BID #3: Metal Building Components

The results are listed as follows:

Bid #1: 8,500 feet of six inch PVC water pipe,
For completion of potable water system from the Chattfield
water main at Farm to Market Road 309 to the Richland
Lake Pump Station.

Trans-Tex Supply Company. \$ 12,410.00
Arlington, Texas

Fitting Supply Company, Inc.. \$ 13,259.00
Waco, Texas

East Texas Service Corporation. \$ 13,430.00
Shreveport, Louisiana

The Operations Division has reviewed specification of the pipe
offered by the low bidder and is satisfied that it meets all
criteria set forth. Therefore I suggest we accept the low bid
submitted by Trans-Tex Supply Company for the total amount of
\$12,410.00.

Bid #2: Two (2) pad mounted transformers (150 kVa 3-phase and
167 kVa single phase),
To be utilized for the Richland compound permanent
electrical system.

A.C. Power, Inc.. \$ 9,356.00

The Operations Division has reviewed the only acceptable bid
submitted and finds the proposed transformers to be compatible
with the Navarro County Electric Cooperative system and to meet or
exceed all the necessary requirements set forth in the contract
documents. Investigation into the cost of similar transformers
indicates this price to be fair and equitable. Therefore I
suggest we accept the bid submitted for the total amount of
\$9,356.000.

Bid #3: Metal Building Components:
For the completion of two relocated metal buildings
located within the Richland Maintenance Compound.

Athens Steel Building Corporation \$ 19,250.00
Athens, Texas

Davis & Hawkins, Inc. \$ 25,713.00
Fort Worth, Texas

Red Dot Corporation \$ 29,679.00
Athens, Texas

The Operations Division has reviewed the above listed material and
finds it to be complete, and meets or exceeds all requirements. I
therefore submit that the low bid from Athens Steel Building
Corporation be accepted. The total cost will be \$19,250.00

Following discussion and with the recommendation of the General Manager, Director King moved to accept the low bids as submitted by the Operations Division. Director Alexander seconded and the vote was unanimous.

10.

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:

Tracts No. 145, 146, 147 and 212 - Approximately 530.00+ acres in fee at \$2500.00 per acre from Alf D. Milligan, et al, Navarro County, Texas and 400 acres in fee at \$2500.00 per acre subject to acceptance by Texas Industries, Inc. for clay/shale reserves.

Following a detailed presentation of the tracts, and upon the recommendation of the General Manager, Director Alexander moved, seconded by Director Shannon, that the District be now authorized to enter into a 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.

11.

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

George N. Shannon
Secretary

P. Victor Thornton
President