



**MINUTES**  
**January 24, 2012**  
**11:30 A.M.**

1. TexAmericas Center Board met at TexAmericas Center's office located at 107 Chapel Lane, New Boston, Bowie County, Texas on Tuesday, January 24, 2012.
2. The Directors and public began to assemble at 11:30 a.m. where lunch was served and the meeting was called to order at 12:03 p.m. by Denis Washington, Chairman of the Board of Directors, who certified that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.

**3. Directors in attendance were:**

Denis Washington	Ron Collins	Gabe Tarr	Don Morriss
Boyd Sartin	Wayne Cranfill	Mark Mayo	Brenda Rochelle
Jim Roberts	Jay Wommack	Mike Carter	Mike Ashford
Leroy Jones	Michael Coleman		

**4. Directors with excused absences were:**

Justin Powell

**Staff and others in attendance were:**

Bill Cork	Cyd Collins	Scott Norton	Faith Phillips
Randy Mansfield	Jerry Sparks	Nate Hahm	Beth Corbin
Wes Jordan	David Williams	Bill Cox	Paige Alexander
Jordan Law Firm	MTG Engineering	Holiday, Lemons & Cox, CPA	Texarkana Gazette
James Henry Russell	Mannie Hall	Bill Moss	Pat McCoy
Texarkana College	Texarkana College	Texarkana College	Bowie Co Commissioner
Sabrina McCormick	Carl Smith	Jerry Womble	Chris Knauth
KTXK-NPR Radio	Heritage Constructors	Red Carpet Employment	Vail & Knauth

5. The Pledge of Allegiance and Reflection were led by Randy Mansfield.
6. Denis Washington asked for public comments, limited to 5 minutes per speaker. No one spoke.
7. James Henry Russell, President of Texarkana College addressed the Board requesting a lease abatement for the second year on building 15. He updated board on building improvements and list of classes that are currently being taught there.
8. A motion was made by Don Morriss and seconded by Michael Coleman to approve items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items included:

- a. Approve Minutes of Board Meeting from December 13, 2011.

- b. Approve General Fund Check Book Register and Deposits Summary from December 6, 2011 – January 13, 2012.
  - c. Approve Enterprise Fund Check Book Register and Deposits Summary December 6, 2011 – January 13, 2012.
  - d. Consider and take action upon a **Resolution #20120124-01** authorizing the Executive Director/CEO to accept the FY12-1<sup>st</sup> Quarter Investment Report.
9. **Resolution #20120124-04** authorizing Executive Director/CEO to accept the **FY12-1<sup>st</sup> Quarter Scrap Report**. A motion was made by Michael Coleman and seconded by Brenda Rochelle. The motion carried unanimously by voice vote.
10. Heard presentations from standing Committees:
- a. Finance and Investment Committee Chairman on approval of FY11 Audit, FY12 1<sup>st</sup> Quarter Investment Report, Collateralization update and FY12 1<sup>st</sup> quarter Financials Statements.
  - b. Hunting Advisory Committee has started FY12 Hunting season. They have sold 74 permits, plus 12 youth permits. Had a successful Youth and Veterans Hunt with 38 veterans participating.
  - c. Environmental Committee updated the board on the final FY11 Compliance Calendar and timeline for the construction process on the new Sewer Plant.
11. **Resolution #20120124-02** authorizing Executive Director/CEO to accept the **Final Auditor's Report and Fiscal Year 2011 Financial Statement**. A motion was made by Michael Coleman and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
12. **Resolution #20120124-02** authorizing Executive Director/CEO to accept the **FY12 1<sup>st</sup> Quarter Financial Statements** of TexAmericas Center. A motion was made by Michael Coleman and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
13. Heard staff presentation on FY12 1<sup>st</sup> Quarter Environmental Compliance Calendar. Nate Hahm updated board on Storm Water, approval on extension of agreed order at Sewer Plant until December 2012, APAR and SAIC.
14. Bill Cork and David Williams, MTG Engineers and Surveyors gave a presentation on design and cost estimate for the Hooks entrance to TexAmericas Center – East.
15. Scott Norton gave an update to the board on the Army Contract renegotiations.
16. **Resolution #20120124-09** authorizing the Executive Director/CEO to award a contract on the **Sewer Plant Project** in the amount of \$5,641,640.00. A motion was made by Mark Mayo and seconded by Don Morriss. The motion carried unanimously by voice vote.
17. **Resolution #20120124-05** authorizing the Executive Director/CEO to award a contract to **Murphy & Son Timber** for the sale of timber on TexAmericas Center-East on Monroe Ave. A motion was made by Wayne Cranfill and seconded by Gabe Tarr. The motion carried unanimously by voice vote.

18. **Resolution #20120124-06** authorizing the Executive Director/CEO to award a contract to **Murphy & Son Timber** for the sale of timber on TexAmericas Center-East on Adams Ave. A motion was made by Don Morriss and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
19. **Resolution #20120124-07** authorizing the Executive Director/CEO to award a contract to **Bayou State Timber Services, Inc.** for the sale of timber on TexAmericas Center-East on Jefferson Ave. A motion was made by Mark Mayo and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
20. **Resolution #20120124-08** authorizing the Executive Director/CEO to award a contract to **Kessler Farms Services, Inc.** for a prescribed burn on TexAmericas Center-East not to exceed \$35,000.00. A motion was made by Brenda Rochelle and seconded by Ron Collins. The motion carried unanimously by voice vote.
21. **Resolution #20120124-13** authorizing the Executive Director/CEO to execute a **letter of agreement with TEX-21**. A motion was made by Michael Coleman and seconded by Gabe Tarr. The motion carried by a vote of 12-2 with Brenda Rochelle and Mike Carter opposed.
22. **Resolution #20120124-14** authorizing the Executive Director/CEO to award a contract to **Day & Zimmermann, Inc.** for the removal and disposal of transformers. A motion was made by Ron Collins and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
23. A motion was made to adjourn to Executive Session by Brenda Rochelle and was seconded by Michael Coleman. The motion carried unanimously by voice vote.
24. A motion was made by Gabe Tarr and seconded by Michael Coleman to reconvene into Open session. The motion unanimously carried by voice vote.
25. **Resolution #20120124-10** authorizing the Executive Director/CEO to execute a **lease amendment with Texarkana College** for 15 James Carlow Drive. A motion was made by Don Morris and seconded by Brenda Rochelle to accept the presented resolution and amend the lease to include language that TexAmericas Center would receive certain property if Texarkana College defaults on the lease. The motion unanimously carried by voice vote.
26. **Resolution #20120124-11** authorizing the Executive Director/CEO to negotiate an **extension of Land Sale Terms with Red River Property, LLC**. This resolution was tabled for further discussion.
27. **Resolutions #20120124-12** authorizing the Executive Director/CEO to authorize a **tenancy at will agreement with W.W. Williams**. A motion was made by Gabe Tarr and seconded by Michael Coleman. The motion carried unanimously by voice vote.

With no other business to discuss a motion was made by Don Morriss and seconded by Mike Ashford to adjourn meeting at 2:25 p.m. The motion carried by voice vote.

**The above and foregoing minutes of TexAmericas Center Board of Directors meeting, January 24, 2012 were read and approved on the 21<sup>st</sup> day of February, 2012.**

  
Denis Washington, Chairman of the Board

Attest:

  
Wayne Cranfill, Secretary-Treasurer