



**MINUTES**  
**September 24, 2013**  
**11:30 A.M.**

TexAmericas Center Board met at 11 Chapel Lane, New Boston, Bowie County, Texas on Tuesday, September 24, 2013.

1. The Directors and public began to assemble at 11:30 a.m. where lunch was served and the meeting was called to order at 11:59 a.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.

2. The Pledge of Allegiance and Reflection were led by Cyd Collins.

**3. Directors in attendance were:**

|                  |                |                 |               |
|------------------|----------------|-----------------|---------------|
| Denis Washington | Boyd Sartin    | Billy Sams      | Justin Powell |
| Don Morriss      | Mark Mayo      | Mike Carter     | Cody Lorange  |
| Jim Roberts      | Wayne Cranfill | Brenda Rochelle | Pete Snow     |

**Directors absent with excused absence:**

|             |           |                |
|-------------|-----------|----------------|
| Ron Collins | Gabe Tarr | Melford Pierce |
|-------------|-----------|----------------|

**Staff and others in attendance were:**

|   |  |                |                   |
|---|--|----------------|-------------------|
| Bill Cork                                   | Scott Norton                             | Cyd Collins    | Nate Hahm         |
| Derrick McGary                              | Jerry Sparks                             | Monica Griffin | Paige Alexander   |
| Sarah Berry                                 |  |                | Texarkana Gazette |
| David Williams<br>MTG Surveyors & Engineers | Bill Cox<br>Holliday, Lemons & Cox, P.C. |                |                   |

4. Denis Washington asked for public comments, limited to 5 minutes per speaker: No one spoke.

5. Bill Cork briefed the Board on the meetings from the following standing Committees:

- a. **Investment / Finance Committee**
- b. **Environmental Committee**

6. Bill Cork presented and discussed the **Annual Report** from Executive Director/CEO.

7. Considered and took action upon **Resolution #20130924-01** approving **Fiscal Year 2013 Budget Revision number two (2)**. A motion was made by Brenda Rochelle and seconded by Don Morris. The motion carried unanimously by voice vote.

8. Considered and took action upon **Resolution #20130924-02** approving **Fiscal Year 2014 Budget**. A motion was made by Jim Roberts and seconded by Mark Mayo. The motion carried unanimously by voice vote.

9. A motion was made by Don Morris and seconded by Mike Carter to approve items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items included:
- a. Approved Minutes of Board Meeting from August 27, 2013.
  - b. Approved General Fund Check Book Register and Deposits Summary from August 16, 2013 to September 16, 2013.
  - c. Approved Enterprise Fund Check Book Register and Deposits Summary from August 16, 2013 to September 16, 2013.
  - d. Considered and took action upon **Resolution #20130924-03** authorizing the Executive Director/CEO to execute a contract with **Holliday, Lemons and Cox, P.C.** for professional accounting services for Fiscal Year 2014.
  - e. Considered and took action upon **Resolution #20130924-04** authorizing the Executive Director/CEO to execute a contract with the **Jordan Law Firm** for professional legal services for Fiscal Year 2014.
  - f. Considered and took action upon a **Resolution #20130924-05** authorizing the Executive Director/CEO to execute a contract with **Garrity and Knisely** for professional BRAC-related legal services for Fiscal Year 2014.
  - g. Considered and took action upon a **Resolution #20130924-06** authorizing the Executive Director/CEO to execute a professional services contract with **McWilliams Governmental Affairs Consultants** for governmental communications services for Fiscal Year 2014.
  - h. Considered and took action upon a **Resolution #20130924-07** authorizing the Executive Director/CEO to execute a professional services contract with **Jerry V. Sparks** for marketing and prospect development services for Fiscal Year 2014.
  - i. Considered and took action upon a **Resolution #20130924-08** authorizing the Executive Director/CEO to execute an extension to a professional engineering services agreement and various task orders with **MTG Engineers and Surveyors** for Fiscal Year 2014.
  - j. Considered and took action upon a **Resolution #20130924-09** authorizing the Executive Director/CEO to enter into a contract with **DVL Public Relations and Advertising** to provide professional marketing services for Fiscal Year 2014.
  - k. Considered and took action upon a **Resolution #20130924-10** authorizing the Executive Director/CEO to execute a contract with **Kingwood Forestry Services, Inc.** for certain forestry management services for Fiscal Year 2014.
  - l. Considered and took action upon **Resolution #20130924-11** authorizing the Executive Director/CEO to terminate an existing contract and execute a new two year contract with **Valley View Consulting, L.L.C.** for professional investment advisory services.
  - m. Considered and took action upon a **Resolution #20130924-12** authorizing the Executive Director/CEO to enter into a contract with **ETTL Engineers and Consultants** to provide professional geotechnical services for Fiscal Year 2014.
  - n. Considered and took action upon a **Resolution #20130924-13** authorizing the Executive Director/CEO to enter into a professional services agreement with **Hayes Engineering** for professional engineering services for Fiscal Year 2014.
  - o. Considered and took action upon **Resolution #20130924-22** authorizing the Executive Director/CEO to execute a **Final Payout with Sherrill Construction for Elliott Lake Sewer Project.**
  - p. Considered and took action upon **Resolution #20130924-23** accepting the **2014 Water Rate and True Up** with the City of Texarkana, Texas.



10. The Board did not go into Executive Session.
11. Consider and took action upon **Resolution #20130924-14** authorizing the Executive Director/CEO to enter into a land lease with **Hanson Aggregates or Affiliates** on TexAmericas Center – East (official street address to be assigned). A motion was made by Mark Mayo and seconded by Billy Sams. The motion carried unanimously by voice vote.
12. Consider and took action upon **Resolution #20130924-15** authorizing the Executive Director/CEO to enter into a lease for land and build-to-suit improvements with **AEP SWEPCO or Affiliated Company** on TexAmericas Center – Central (official street address to be assigned). A motion was made by Don Morriss and seconded by Brenda Rochelle. The motion carried unanimously by voice vote.
13. Consider and took action upon **Resolution #20130924-16** authorizing the Executive Director/CEO to enter into a lease with **413 Inc.** for 170 Arkansas Street on TexAmericas Center – Central. A motion was made by Mark Mayo and seconded by Boyd Sartin. The motion carried unanimously by voice vote.
14. Consider and took action upon **Resolution #20130924-17** authorizing the Executive Director/CEO to enter into a lease with **Control Concepts** for 125 Ammo Dr. on TexAmericas Center - Central. A motion was made by Brenda Rochelle and seconded by Justin Powell. The motion carried unanimously by voice vote.
15. Consider and took action upon **Resolution #20130924-18** authorizing the Executive Director/CEO to enter into a lease with **WW. Williams** for 245 Ammo Drive on TexAmericas Center - Central. A motion was made by Don Morriss and seconded by Justin Powell. The motion carried unanimously by voice vote.
16. Consider and took action up **Resolution #20130924-21** authorizing the Executive Director/CEO to enter into a lease with **URS Federal Services** for 12 Chapel Lane on TexAmericas Center – Central. A motion was made by Brenda Rochelle and seconded by Don Morriss. The motion carried unanimously by voice vote.
17. Consider and took action upon **Resolution #20130924-19** authorizing the Executive Director/CEO to execute a construction and maintenance agreement with **Texas Northeastern Railroad, A division of the Mid-Michigan Railroad, Inc. for construction of the rail crossing at the TAC-E Hooks entrance** in the amount of **\$325,114.89**. A motion was made by Don Morriss and seconded by Mark Mayo. The motion carried unanimously by voice vote.
18. Consider and took action upon **Resolution #20130924-20** authorizing the Executive Director/CEO to execute an amendment to the **Wet Utilities Contract** with **Red River Army Depot** for a total estimated contract amount of **\$129,000,000.00**. A motion was made by Wayne Cranfill and seconded by Brenda Rochelle. The motion carried unanimously by voice vote.
19. With no other business to discuss a motion was made by Wayne Cranfill and seconded by Mike Carter to adjourn meeting at 1:31 p.m. The motion unanimously carried by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, September 24, 2013 were read and approved on the 22<sup>nd</sup> day of October, 2013.

  
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Denis Washington, Chairman of the Board

Attest:

  
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Mike Carter, Secretary-Treasurer