

MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF THE  
FRANKLIN COUNTY WATER DISTRICT  
HELD: June 7, 1971

THE STATE OF TEXAS  
COUNTY OF FRANKLIN

FRANKLIN COUNTY WATER DISTRICT

On this the 7<sup>th</sup> day of June, 1971, the Board of Directors of the Franklin County Water District convened in regular session at the Cypress Creek Country Club with the following members present:

- |               |                |
|---------------|----------------|
| W. C. Newsome | President      |
| Landon Ramsay | Vice-President |
| A. J. Laws    | Director       |
| K. P. Lester  | Director       |

and with the following absent: Horris Morris.

Also present were Woodrow Edwards, Attorney for the District; Lanny Ramsay, County Judge of Franklin County; Tom McFarland, General Manager; Berniece E. Meek, Assistant Manager; J. D. Maples, Contractor; Bill Cullen, representing Jno. B. Stephens, Jr.; Mrs. J. P. Munn and her son Berl Munn, landowners; Milton Kelley, Developer of Snug harbor Estates.

The President of the Board called the meeting to order, declared a quorum present, and that the meeting was duly convened and ready to transact business.

The Minutes of the May 17<sup>th</sup>, and 25<sup>th</sup>, 1971 were read and approved.

The Board of Directors discussed the need for more adequate police protection in the area of Lake Cypress Springs with Judge Ramsay.

MOTION was made by LANDON RAMSAY, and duly seconded by K. P. LESTER, to authorize the General Manager Tom McFarland to negotiate with the Commissioners' Court, the Sheriff's Department and the County Judge for a Deputy Sheriff; and further that Tom McFarland be authorized to negotiate an offer up to \$435.00 per month for said Deputy Sheriff, which sum is to be paid by Franklin County Water District. The President put the questions, and after full discussion and deliberation had thereon, all embers present voted "AYE". None voted "NO".

Discussion was had with Bill Cullen, who was representing Jno. B. Stephens, Jr. in regard to the King Country Development on Lake Cypress Springs. Mr. Cullen stated that it would be to the best interest of the King Country Development if the Franklin County Water District would extend the term of their lease from 99 years to 198 years, being an additional 99 years, and to be as follows: At the end of the first 99 years each owner of a lot would pay to the Franklin County Water District \$200.00 as a Bonus, and then an annual rental of \$100.00 per lot for the next 99 years.

Mr. Cullen also stated that John B. Stephens, Jr. had leased some acreage from J. Solon King who had previously leased the land from the Franklin County Water District and that the rentals on the subleased land came due at different times. Mr. Cullen stated that they would like to pay all rentals due up to November 15<sup>th</sup>, 1971, and then have all future payments come due on each succeeding November 15<sup>th</sup> thereafter.

MOTION was made by K. P. LESTER, and duly seconded by A. J. LAWS, to extend the John B. Stephens lease for an additional 99 years, being 198 years from the date of the lease, the said lease to be as follows: At the end of the first 99 years each owner of a lot would pay to Franklin County Water District the sum of \$200.00 as a Bonus payment, and then an annual rental of \$100.00 per lot for the next 99 years, and the unpaid balance of the Bonus payments be November 15th. The President put the question, and after full discussion and deliberation had thereon, all members present voted "AYE". None voted "NO".

Discussion was had in the matter of leasing land to Milton R. Kelley, whereupon K. P. LESTER moved adoption of the following Resolution:

"RESOLVED that the Franklin County Water District lease 31 acres, more or less, of land to Milton R. Kelley, and that the President and Secretary have authority to execute a lease agreement for said acreage in behalf of Franklin County Water District."

The second was made by LANDON RAMSAY, and after the question being put by the President, and general discussion, had thereon, all members present voted "AYE". None voted No. The President announced that the Resolution was adopted, passed and approved. A copy of the Lease Agreement is attached hereto and made a part of these Minutes.

Mrs. J. P. Munn and Berl Munn discussed selecting their 10% leaseback and an appointment was made for them to meet with Tom McFarland on Friday, June 11th, 1971 at 1:30 P.M.

MOTION was made by A. J. LAWS, and duly seconded by K. P. LESTER, to approve and make payment of all the bills due, and of salaries that will become due before the next Board Meeting, to -wit: June 21, 1971. The question was put by the President, and after discussion and thereon, all members present voted "AYE". None voted "NO". The checks executed are as follows:

Check No.

969	M. L. Edwards and Company - Lake supplies	155.16
970	Mt. Vernon Optic-Herald - File cabinet and office supplies	110.54
971	Mt. Vernon Insurance Agency - BOND FOR LESTER	17.50
972	P. C. Campbell - Shredding lake area	262.50
973	Tom Scott Lumber Yard - Lake supplies	15.63
974	Teague & Son Chevrolet Company-Trailer, 1964 repairs	200.40
975	Bob's Welding Supply - Trailer, etc.	158.85
976	Irene's Paint and Wallpaper - Paint	11.64
977	The Western Union Telegraph Company - Wire to Judge Dent	4.02
978	Humble Credit Card Center- gasoline	64.02
979	Delbert Logan-Dozier work at lake, and tile	2,547.03
980	City of Mount Vernon - water bill	17.00
981	Ross Auto Supply- tools	13.99
982	Berniece E. Meek - salary for May	369.00
983	Tom J. McFarland-reimbursement for expenses	66.07
984	Texaco, Inc. - gasoline	23.99
986	Woodrow Edwards- legal services	475.00
987	North East Texas Ice Company - ice	1.55
988	First National Bank, Mt. Vernon-Withholding for May	113.80
989	Tom J. McFarland-reimbursement for Hall's & Karsmizki salary	205.20
990	Billy R. Day - salary	74.60
991	Max W. Morris - salary	43.75
992	Cynthia K. McFarland - salary	113.75
993	Rodney Dan Cargile - salary	71.75
994	Max W. Morris - salary	70.00
995	Sammy Carol Karsmizki - salary	80.60
996	Billy R. Day - salary	<u>81.20</u>
	Total Disbursements from Reservoir Construction Fund	\$5,368.54
9	First National Bank, Mt. Vernon, Texas -Withholding for May for Tom J. McFarland	<u>152.80</u>
	Total Disbursements from Maintenance & Operating Fund	\$ 152.80

There being no further business, the meeting was adjourned.

MINUTES APPROVED THIS 21st day of June, A. D., 1971.

W. C. Newsome, President

Landon Ramsay, Vice President

Horris Morris, Secretary

A. J. Laws, Director

K. P. Lester, Director