

MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE
FRANKLIN COUNTY WATER DISTRICT
HELD: April 2, 1973

THE STATE OF TEXAS

FRANKLIN COUNTY WATER DISTRICT:

COUNTY OF FRANKLIN

ON this the 2nd day of April, 1973, the Board of Directors of the Franklin County Water District convened in regular session at their office located at 114 North Houston Street on the east side of the square in Mount Vernon, Texas, with the following members and officers present:

LANDON RAMSAY	PRESIDENT
A. J. LAWS	VICE PRESIDENT
BERNIECE E. MEEK	SECRETARY
K. P. LESTER	DIRECTOR
BILLY M. JORDAN	DIRECTOR
ENNIS D. CHRISTENBERRY	DIRECTOR

and with the following absent: NONE.

Also present were the following: Horris Morris, Lake Superintendent; Woodrow Edwards, Attorney for the District; L. J. Flanagan, Real Estate Broker for the District; Jesse Coffey, Developer from Sanger, Texas; Tall Tree Representative; and Charles Randall, CPA with Oakerson and Randall of Mt. Pleasant, Texas.

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.

NOTICE of this meeting was given, stating the time, place and purpose, all as required by Vernon's Ann. Civ. Statutes, Article 6252-17.

Jesse Coffey of Sanger, Texas, met with the Board to discuss the development of lake area land, whereupon the following action was taken:

MOTION was made by BILLY M. JORDAN, and duly seconded by ENNIS D. CHRISTENBERRY, to execute a Contract to Purchase Lease with Jesse Coffey for approximately 32 acres of land in Tract No. 1 for the purchase price of \$2,500.00 per acre Bonus and \$60.00 per acre annual rental; and for approximately 50 acres of land in Tract No. 2 for the purchase price of \$1,250.00 per acre Bonus and \$60.00 per acre annual rental, with the stipulation in said contract that Mr. Coffey, upon completion of the Option to Purchase Land from Jesse Majors, will convey to the "District approximately 4 or 5 acres of land on the west side of the bridge at FM #115, on the north side of the lake, for the purpose of constructing a boat ramp; and that the President and Secretary

are authorized to execute said Contract to Purchase Lease with Jesse Coffey on behalf of the District. The President put the question and, after full discussion had thereon, all members present voted "AYE". None voted "NO".

Tall Tree presented their plat plans showing lots located on District land and lots located on fee land. In preparing the plat plan it was necessary to have different lots shown as a portion on District land and a portion on fee land. Tall Tree stated that they desired to quitclaim to the District all lots which are shown partially on fee land and partially on lease land for and in consideration that the District release Tall Tree from the \$60.00 per acre annual rentals on the streets shown on District land on said Plat Plan. They stated that the acreages in streets and lots in question had been computerized and show to be 12.364 acres in lots and 11.550 acres in streets, whereupon, the following action was taken:

MOTION was made by ENNIS D. CHRISTENBERRY, and duly seconded by K. P. LESTER, to release all money rentals due and to become due on portions of streets named Whispering Pine Trail and Quail Run as reflected by Tall Tree Plat Plan No. 1 subdivision, and portions of streets named Whispering Pine Trail, Spring Creek Drive, Fox Trail, Cypress Creek Drive and Deer Trail as reflected by Tall Tree No. 2 Plat Plan subdivision, and being approximately 11.550 acres, in exchange for a quitclaim deed from Tall Tree for portions of lots located on fee land and portions on District land, being approximately 12.364 acres of land; and the above mentioned streets being located on District land only; and further, that the President and Secretary are authorized to execute said Release of Annual Rentals on behalf of the District. The President put the question and, after full discussion had thereon, all members present voted "AYE". None voted "NO". A copy of the Release of Rentals and Quitclaim Deed will be attached to these Minutes and made a part thereof.

Charles Randall of Oakerson & Randall, Certified Public Accountants, appeared before the board and revised the Audit Report for the year 1972, which was prepared by OAKERSON, RANDALL, Mt. Pleasant, Texas. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO".

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The Secretary stated that copies of the annual audit report will be mailed to the following: L. E. Bryant, County Clerk, Franklin County, Texas; J. H. Connelly, President of the First National Bank, Mt. Vernon, Texas, the District's Depository; Texas Water Development Board at Austin, Texas Water Rights Commission at Austin, Texas; Wisenbaker, Fix & Associates at Denison, Texas; James T. Bass, Editor of the Mt. Vernon Optic-Herald; Crockett State Bank, Crockett, Texas, Municipal Advisory Council of Texas at Austin, Texas. Copies were handed to each Director and to Woodrow Edwards, Attorney for the District.

Discussion was had regarding the fee for Tall Tree Marina, whereupon, the following action was taken:

MOTION was made by K. P. LESTER, and duly SECONDED by A. J. LAWS to charge TALL TREE the sum of 5% of gross income, less annual rental payment, for a sandwich shop, gas station, grocery store; and agree to zone the land in question, which consists of approximately $\frac{3}{4}$ acre, commercial, and that the President and Secretary are authorized to execute said instrument on behalf of the District. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE vote "NO". A copy of the Marina Lease Agreement will be attached to these Minutes and made a part thereof, if executed.

After discussing the District's Land Use and Recreation Plan, MOTION was made by K. P. Lester, and duly seconded by A. J. LAWS, to rezone the small acreage mentioned above from Park to Commercial due to the fact that it will not interfere with nor be detrimental to the use of the other property of the District, and that monies derived therefrom shall be used for maintenance and operation of Lake Cypress Springs. The President put the question and, after full Discussion had thereon, all members present voted "AYE". None voted "NO".

A letter dated March 15, 1973, from W. W. Caruth, Jr. was read in which a proposal of leasing certain acreage from the District was made, whereupon, the following action was taken:

MOTION was made by K. P. LESTER, and duly seconded by A. J. LAWS, to negotiate the offer made by W. W. Caruth, Jr. of leasing property from the District for 99 years as shown in the letter dated March 15, 1973, subject to the approval of the Texas Water Development Board in rezoning certain Single Family Residential Areas to Park Areas and rezoning certain Park Areas to Single Family Residential or Commercial; and if said approval and negotiation is finalized, then the President and Secretary are authorized to execute

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a Contract to Purchase Lease on behalf of the District. The President put the question and, after full discussion had thereon, the following voted "AYE". LANDON RAMSAY, A. J. LAWS, K. P. LESTER and BILLY M. JORDAN. The following voted "NO": ENNIS D. CHRISTENBERRY. A copy of the Contract to Purchase Lease will be attached to these Minutes and made a part thereof, if executed.

MOTION was made by K. P. LESTER, and duly seconded by A. J. LAWS, to approve a Release of Vendor's Lien on property which is described as being 1.9 acres of land, more or less, being a part of that certain Lease Agreement from the District to W. B. Swanner and H. W. Swanner, dated February 19, 1973, and recorded in Vol. 113, Page 110 of the Deed Records of Franklin County, Texas; and that the President and Secretary are authorized to execute said instrument on behalf on the District. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO". A copy of the Release of Vendor's Lien is attached hereto.

MOTION was made by K. P. LESTER, and duly SECONDED by A. J. LAWS, to approve a Release of Vendor's Lien on property described as Lot 16, as shown by a plat of El Dorado recorded in Vol. D, Page 150, Surveyor's Records of Franklin County, Texas, to John P. Travis, III; said property being a part of the land described in a certain lease agreement from the District to John P. Travis, III, dated December 4, 1972, and recorded in vol. 133, Page 360, Deed Records of Franklin County, Texas; and further, that the President and Secretary are authorized to execute said Release of Vendor's Lien on behalf of the District. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO". A copy of the Vendor's Lien is attached hereto and made a part of these Minutes.

MOTION was made by K. P. LESTER, and duly SECONDED by A. J. LAWS, to approve and make payment of all the bills due, including election costs, and of any salaries, withholding taxes and social security taxes that might become due before the next board meeting. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO". The bills are as follows:

SOCIAL SECURITY FUND

525 State Department of Public Welfare – Social Security Tax

634.30

526 State Department of Public Welfare – Administrative Cost	1.25
E E A FUND	
89 FCWD – Maintenance & Operating Fund – Transfer Social Security Taxes	133.04

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MAINTENANCE & OPERATING FUND	
1089 Tom Scott Lumber Yard – Lake Supplies	8.23
1087 Teague & Son Chevrolet Co. - Truck Repairs	23.35
1088 Mt. Vernon Optic Herald - Office Supplies & Election Exp.	243.14
1089 Ross Auto Supply – Supplies	5.25
1090 Elliott Office Equipment, Inc. - Office Supplies	49.90
1091 M. L. Edwards & Co. - Lake & Office Supplies	31.67
1092 Snug Harbor Estates - Monthly Service	10.90
1093 FCWD - Miscellaneous Fund - Transfer of Funds	250.00
1094 City of Mt. Vernon - Monthly Service	26.25
1095 Arkansas Louisiana Gas Co. - Monthly Service	2.81
1096 L. E. Bryant, County Clerk - filing & recording fees	15.50
1097 Exxon Co. – Gasoline	8.85
1098 Lynn Swanner - Staking Beach Areas and Boat Ramp	47.50
1099 Delbert Logan - Level Gravel at Mary King Park	51.00
1100 Woodrow Edwards - Legal Services	506.50
1101 W. B. Swanner - Election Judge	22.50
1102 Mrs. Alger Seay - Election Clerk	17.00
1103 Mrs. Loraine Groves - Election Clerk	17.00
1104 Betty Boles - Election Clerk	17.00
1105 F. O. Browning - Election Judge	22.50
1106 Mrs. F. O. Browning - Election Clerk	17.00
1107 Lee Taylor - Election Clerk	17.00
1108 Mrs. C. M. Roberts - Election Clerk	17.00
1109 Martha Hare - Election Judge	22.50
1110 Dorothy Weaver - Election Clerk	17.00
1111 Helen Stanley - Election Clerk	17.00
1112 Mrs. Lizzie Lee Hume - Election Clerk	17.00
1113 O. R. Zachary - Election Judge	22.50
1114 Mrs. Sam Jumper, Jr. - Election Clerk	17.00
1115 Mrs. Robert Cox - Election Clerk	17.00
1116 Pauline Hicks - Election Clerk	17.00
1117 Mrs. Dean Maxton – Election Clerk	17.00
1118 Marie Cowan – Election Clerk	17.00
1119 Calvin Raley – Election Judge	22.50
1120 G. A Cook – Rock for Mary King Park	391.30
1121 M & W Recreation Facility – Monthly Dues	15.00
1122 Robbie Knotts – Clean Sewer Line at Park restroom	10.00
1123 Max Wayne Morris – Salary	30.23

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1124 Greagory Keith Justiss – Salary	59.16
1125 Void	

1126 Wood County Electric Co-Op, Inc. – Monthly Service	12.02
1127 Greagory Keith Justiss – Salary	51.59
1128 Max Wayne Morris – Salary	<u>29.37</u>
total disbursements	2,230.47

There being no further business, the meeting was adjourned.

MINUTES APPROVED this 21st day of May, 1973.

Landon Ramsay, President
A. J. Laws, Vice President
K. P. Lester, Director
Billy M. Jordan, Director
Ennis D. Christenberry, Director