

MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE
FRANKLIN COUNTY WATER DISTRICT
HELD: February 19, 1973

THE STATE OF TEXAS

FRANKLIN COUNTY WATER DISTRICT:

COUNTY OF FRANKLIN

ON this the 19th day of February, 1973, at 1:30 P.M., 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 officers and members present:

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

and with the following absent: ENNIS D. CHRISTENBERRY.

Also present were the following: Horris Morris, Lake Superintendent; Woodrow Edwards, Attorney for the District; Milton Kelley, developer of Snug Harbor Estates; Jack McKay, N. D. Carlock, Bill Cullen, Marvin Brantley and W. B. Swanner.

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. St., Article 6252-17.

Marvin Brantley met with the Board and presented a survey plat of 8.71 acres of land needed to square-up their Waterways Development. This is the same land that was discussed in the February 5, 1973 Minutes. He stated that this land is not water front property and is the remaining portion of the Nannie E. Cates land just south of the Southwestern Electric Power Company right-of-way. This 8.71 acres of land is now shown in the Land Use and Recreation Plan as "park area" but he stated it was not a desirable location for park but will be suitable for other uses if the ravine is filled up between it and the Waterways development. He also stated that since this land adjoins the Frog Creek Park, and if they are allowed to lease the said 8.71 acres of land, the District will have the right to reserve a right-of-way for road purposes; and further, that the District would have to bear the expense of having a survey made since they have had one completed.

Volume 5 Page 18

The Board suggested to Mr. Brantley that he meet with Mr. Flanagan the District's real estate broker, to determine the price of the land and then report back to the Board for further action.

MOTION was made by K. P. LESTER,, and duly seconded by A. J. LAWS, to change a small portion of the land to be leased to W. B. Swanner and H. W. Swanner from "park land" as shown in the Lease and Recreation Plan to "Single Family Residential, since there would be no way to establish a park at that site due

to lack of access., however, it could be used by the Swanners if they lease the adjoining portion since they own in fee the adjoining land; therefore, the Board of Directors find that said land is more suitable and desirable for "Single Family Residential" use rather than other uses because of lack of access by the District. And further, that the District lease 25.019 acres of land to W. B. Smanner and H. W. Swanner, subject to the right-of-way by Talco Pipe Line Company, and that the President and Secretary are authorized to execute said Lease Agreement on behalf of the Franklin County Water District. The President put the question and, after full discussion had thereon, all members present voted "AYE". None voted "NO". A copy of the Lease Agreement is attached hereto and made a part of these Minutes.

MOTION was made by K. P. LESTER, and duly seconded by BILLY M. JORDAN, to place a plaque on the building which is to be constructed at the valve at the dam, and to place on said plaque the names of the Directors, dates of service, and any other necessary information. After the question was called for by the President, and discussion had thereon, all members present voted "AYE". None voted "NO".

The Board instructed Horris Morris to pay the sum of \$1.60 per hour for temporary help effective February 19, 1973.

Milton Kelley met with the Board to discuss the method of obtaining a permit to purchase water from Franklin County Water District. The following action was taken: MOTION was made by K. P. LESTER, and duly seconded by BILLY M. JORDAN to sell 15 acre feet of water annually to Milton Kelley, Developer of SNUG HARBOR ESTATES, at the price of \$18.80 acre foot, with 10 acre feet annually take or pay, subject to the securing of a permit and approval of Texas Water Rights Commission. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO". The Water Purchase Contract will be executed at a later date.

MOTION was made by BILLY M. JORDAN, and duly SECONDED by K. P. LESTER, to approve a Water Purchase Contract by and between Franklin County Water District

Volume 5 Page 19

and M & W Recreation Facility, Inc. for 60 acre feet of water, take or pay 40 feet, annually, for the sum of \$16.00 per acre foot. The said Contract is to be for a term of 5 years and the President and Secretary are hereby authorized to execute same on behalf of the Franklin County Water District. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO".

Jack McKay presented a preliminary plat plan of Cypress Springs Marina and Parking and Camping facilities for filing and approval. After examination of the preliminary plat plan the following action was taken: MOTION was made by K. P. LESTER, and duly SECONDED by BILLY M. JORDAN, to approve the Preliminary Plat Plan of Cypress Springs Marina, and Parking and Camping Facilities. The President put the question and, after full discussion had thereon, all members present voted "AYE". NONE voted "NO".

Mr. McKay also discussed the construction of a road leading to the location of the F. A Daugherty proposed house site and stated that the cost of the construction of the road had been estimated to be \$8,500.00, whereupon, the following action was taken: MOTION was made by K. P. LESTER, and duly SECONDED by A. J. LAWS, that the Franklin County Water District enter into a road contract with F. A. Daugherty and pay up to the sum of \$2,835.00 on a road that will be constructed leading west from FM #115 through the Jesse Majors land to the J. Solon King land on the west side of the Majors land, and thence southerly to the Daugherty's leased property. This contract will include the building of and construction of a finished road with oil, and includes rocks on the waterside of the fill, disposition of the debris including timber, leaving the land smooth, and that Horris Morris, Lake Superintendent will supervise the laying out of the road on District

property and all work pertaining thereto. The President called for the question and, after discussion, all members present voted "AYE". NONE voted "NO".

Bill Cullen discussed septic systems in King's Country regarding the "lift-type". He asked the Board to give their consideration to this type and for a study to be made of same and, if approved, he requested a letter of approval be mailed to him. He also presented a letter from W. T. Ballard of the State Department of Public Health and left a copy for the Board's information regarding the septic system.

Volume 5 Page 20

The Minutes of November 6th, November 20th, December 4th, December 18th, 1972, and January 15th and January 25th, 1973, were read. MOTION was made by BILLY M. JORDAN, and duly SECONDED by K. P. LESTER, that the Minutes be approved as read. The President called for the question and, after discussion, all members present voted "AYE". NONE voted "NO".

A Resolution was passed and adopted approving the Assignment of a lease Agreement from F. A. Daugherty to F. A. Daugherty d/b/a Cypress Springs Marina, Inc., being the Lease Agreement heretofore executed by and between Franklin County Water District and F. A. Daugherty on May 22, 1972. The Resolution is attached to these Minutes and made a part thereof.

MOTION was made by A. J. LAWS, and duly SECONDED by BILLY M. JORDAN, to approve the 10% leaseback to Elwood Ingram and B. F. Ingram containing 1.94 acres of land @ \$30.00 per acre, and authorize the President and Secretary to execute same on behalf of the District. The President called for the question and, after full discussion, all members present voted "AYE". NONE voted "NO". A copy of the Lease Agreement will be attached to these Minutes when executed.

A Resolution was passed entering into a Service Agreement with Texas Parks and Wildlife Department to provide for construction of a boat ramp on Lake Cypress Springs, and other matter relating thereto. The Resolution is attached to these Minutes and made a part thereof.

MOTION was made by BILLY M. JORDAN, and duly SECONDED by A. J. LAWS, to approve and make payment of the bills and of any salaries, withholding and social security taxes that might become due before the next Board Meeting.

The President put the question and, after discussion had thereon, all members present voted "AYE". NONE voted "NO".

The bills are as follows:

Maintenance & Operating Fund

1001 James Dennis – 24 Barrels	66.00
1002 Skelly Oil Co. – Gasoline	2.71
1003 Gill & Harris – Park & Recreation Expense	3.00
1004 Void	
1005 Gill & Harris – Repair on Pickup Rack	4.00
1006 Ross Auto Supply – Chains for Pickup	16.00
1007 Barr's Garage – Repair on old pickup	65.20
1008 M. L. Edwards & Co. – Parks Expense	30.87
1009 Stinson Brothers Fina – Tires for pickup	51.93

Volume 5 Page 21

1010 Tom Scott Lumber Yard – Park Expense	249.15
1011 Moncrief Lenoir Manufacturing Co. – Boathouse	593.15
1012 Gregory Keith Justiss – Salary	83.96
1013 Max Wayne Morris – Salary	75.41

1014 John Cowan & Associates – Surveying	1,979.10
1015 John Cowan & Associates – Printing	26.54
1016 Terminix Service – Monthly Service	6.00
1017 Void	
1018 FWCD – Social Security Fund – Annual Deposit	2,531.88
1019 L. J. Flanagan – Broker’s Fee	2,788.26
1020 L. J. Flanagan – Broker’s Fee	307.81
1021 The First National Bank – Deposit withholding Tax	129.30
1022 Petty Cash – FCWD	16.02
1023 Gulf Oil Corp. – Gasoline	14.37
1024 General Telephone Co. – Monthly Service	64.94
1025 American Petrofina Co. – Gasoline	22.28
1026 L. E. Bryant – Posting Notice and Filing Fees	15.50
1027 Gene Boatman Garage Doors- Boathouse Expense	360.00
1028 Southwestern Electric Power Co. – Monthly Service	50.03
1029 Texaco, Inc. – Gasoline	9.74
1030 Max Wayne Morris – Salary	36.25
1031 Greagory Keith Justiss – Salary	<u>28.25</u>
	9,627.65
E E A FUND	
434 FCWD – Maintenance & Operating Fund – Reimbursement	183.44

There being no further business, the meeting was adjourned.

MINUTES APPROVED this 16th day of April, 1973.

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