

MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE
FRANKLIN COUNTY WATER DISTRICT
HELD: January 7, 1974

THE STATE OF TEXAS

FRANKLIN COUNTY WATER DISTRICT:

COUNTY OF FRANKLIN

ON THIS the 7th day of January 1974, 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 present:

LANDON RAMSAY	PRESIDENT
A. J. LAWS	VICE PRESIDENT
BILLY M. JORDAN	DIRECTOR
ENNIS D. CHRISTENBERRY	DIRECTOR

and with the following absent: K. P. LESTER.

Also present were: L. J. Flanagan,, Real Estate Broker; Woodrow Edwards, Attorney for the District; Horris Morris, Lake Superintendent; John P. Travis, III, Developer; Joe J. Jordan and Robert F. White, M. D., representing Cypress Creek County Club; Shirley Lykins, Bookkeeper; and Jean Slaughter, Secretary.

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.

MOTION was made by ENNIS CHRISTENBERRY, and duly SECONDED by BILLY JORDAN, to approve and make payment of bills and any salaries, withholding and social security taxes that might come due before the next Board Meeting. The President put the question and, after full discussion and deliberation had thereon, all present voted “AYE.” NONE voted "NO."

The bills are as follows:

Maintenance & Operating Fund:

1959 Melvin M. Munn – Salary	4.52
1660 M. D. Johnson – Salary	33.89
1661 Elaine Adams, County Clerk - Posting Notice	2.00

1662 M. L. Edwards and Company – Office, Lake Supplies & Tls	44.78	
1663 Elliott Office Equipment, Inc. – Office Supplies	99.80	
1664 Gulf Oil Corporation - Gasoline	21.24	
1665 M & W recreation Facility – Monthly Dues	15.00	
1666 Mt. Vernon Optic Herald – Office Supplies & Printing		24.25

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1667 Mt. Vernon Service Parts - Lake Supplies	5.55	
1668 South Franklin Water Supply Corp. - Monthly Service	8.50	
1669 City of Mt. Vernon - Monthly Service	56.75	
1670 Tom Scott Lumber Yard - Office Supplies	19.27	
1671 Jeanette O'Neal - Insurance	167.42	
1672 Terminix - Monthly Service	6.00	
1673 Texaco - Gasoline	30.37	
1674 Wood County Electric Co-Op. Inc. - Monthly Service	4.00	
1675 Wood County Electric Co-Op, Inc. - Monthly Service: Mary King and Overlook Parks		20.39
1676 Cooper's Body Shop - Truck Expense	13.00	
1677 Law Enforcement Equipment Company – Equipment /Car	6.60	
1678 Southwestern Electric Power Company - Monthly Serve.	13.15	
1679 Haley's Service Center - Car Expense	19.50	
1680 Void		
1681 Void		
1682 Skelly Oil Company - Gasoline	14.84	
1686 Leon Keith - First Salary Increment	<u>13.87</u>	
	Totals	644.69

E. E. A. Fund:

52 Void	
53 Leon Keith - Salary	250.00

John P. Travis, III, representing Lake Cypress Springs Association, gave a presentation of the Association's 3-D display map and brochure for a final check and discussion with the Board before printing. Large map is to be used in Dallas Boat and Vacation Shows, then placed in a permanent display at Mt. Vernon Restaurant #2 on Interstate 30 to be used in future shows as needed.

Since released lots 18A, 18B, 19A, 19B, 22A and 22B had not been put on file at the court house, Mr. Travis requested the Board consider canceling said Partial Release of Vendor's Lien. No action was taken at this time.

Mr. Morris reported to the Board that Martin Harris, Austin Attorney, called stating April 25, 1974 is set for the Postel case.

Dr. Robert F. White and Joe J. Jordan appeared before the Board representing Cypress Creek

Country Club to re-negotiate the Club's lease, i. e.; to make it more comparable to other such lease agreements on comparable lots around the lake. A lengthy discussion followed with the position of the Board to be as follows:

“In accordance with the request of Cypress Creek Country Club, that the Club be given permission to amend, with consent of this Board, the previous lease agreement Between Franklin County Water District and M & W

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Development Company,
so that it shall substantially read as follows:

Paragraph #1

“That Paragraph #1 be amended so as to state that 15.68 acres of the original 18.67 acre tract, be leased comprising all of the West 15.68 acre of said land, to Cypress Creek Country Club at the usual Bonus of \$1000.00 an acre with \$60.00 an acre Rental per annum subject to retention of a 75' Road Easement through said premises, which already exists; also subject to retention of the 3 acres on the extreme East end of said 18.68 acre tract, part of which is in use as a boat ramp. As part of this agreement, Franklin County Water District agrees to own, operate and maintain said boat ramp and access thereto as a public boat ramp and therefore open to use by club members. The lease shall remain for ninety-nine (99) years from its beginning date, but the Rental shall be subject to subsequent revision or change.

“Otherwise, the lease shall remain in effect as is, because it was the intention of Franklin County Water District that said acreage should be used as park land and golf course and for no other purpose when said lease was originally contracted. If said acreage is kept only as park land and golf course and the lease is amended to reflect that, then Franklin County Water District will agree to execute the lease for \$40.00 an acre Rental per annum for a period of ninety-nine (99) years.”

Shirley Lykins, Bookkeeper, presented each Board Member a copy of the proposed budget for 1974. The Board will study same and report at a later date.

The Board met in an Executive Session, after which time the following action took place:

MOTION was made by ENNIS CHIRSTENBERRY, and duly SECONDED by A. J. LAWS, to increase the salaries by 5% of all employed personnel. The President put the question and, after full discussion and deliberation had thereon, all present voted "AYE". NONE voted "NO".

Woodrow Edwards, after a telephone conference with Martin Harris, stated Mr. Harris's Trial Fee is to be \$5000.00 for the Postel Case which is set for April 25, 1974.

MOTION was made by ENNIS CHRISTENBERRY, and duly SECONDED by BILLY JORDAN, to extend the bid opening date for the construction of the Board Ramp #2 and parking area from December 21, 1973 at 1:30 P. M. to January 10, 1974 at 1:30 P. M. due to the fact that no bids had been submitted. The President put the question and, after full discussion and deliberation had thereon, all present voted "AYE". NONE voted "NO".

The Board approved the reading of Minutes of November 5, 1973, November 21, 1973 and December 3, 1973.

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There being no further business, the meeting adjourned.

MINUTES APPROVED this the 4th day of March, 1974.

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