

MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE
FRANKLIN COUNTY WATER DISTRICT
HELD: July 15, 1974

THE STATE OF TEXAS

COUNTY OF FRANKLIN

FRANKLIN COUNTY WATER DISTRICT:

ON THIS the 15th day of July 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:

LONDON RAMSAY	PRESIDENT
BILLY M. JORDAN	DIRECTOR
ENNIS D. CHRISTENBERRY	DIRECTOR
JEARL COOPER	DIRECTOR

and with the following absent: K. P. LESTER

Also present were: Horris Morris, Lake Superintendent; Woodrow Edwards, Attorney; Frank Daugherty, Developer; Melvin Hearron and L. J. Rich, Snug Harbor Residents; Howard Edwards, North Franklin Water Supply Corporation Attorney; Edward Morrow, Tax Assessor; Shirley Lykins, Office Manager; 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. Statues, Article 6252-17.

Frank Daugherty appeared before the Board to discuss his problem of no access road into the 1.91 acre area of land he leases West of the bridge. At present no county road is open to the property. After much discussion, the following action was taken:

MOTION was made by ENNIS CHRISTENBERRY, and duly SECONDED by BILLY JORDAN, amend the original contract and set an annual rental of \$60.00 per acre or a proportionate part thereof until such time as a Right-of-way to said property is available, afterwhich time said annual rental payment shall revert to the original contract price of \$250.00 per acre and, further to authorize the President and

Secretary to execute said instrument, a copy attached hereto.

Howard Edwards, Attorney for North Franklin Water Supply Corporation presented Easements necessary for the proposed North Franklin waterline.

Melvin Hearron and L. J. Rich discussed concern over the lack of care of various lots in Snug Harbor, whereupon the Board authorized the office staff to send letters to all lot owners in Snug Harbor about cleaning their lots.

Edward Morrow appeared before the Board for the purpose of setting the Tax rate for 1974, whereupon the following action was taken:

The Board approved and adopted a Resolution setting the 1974 Tax Rate and appointing the Mt. Vernon Independent School District as Agent to make assessments and collections. Said Resolution shall be attached hereto these Minutes and made a part thereof.

MOTION was made by BILLY JORDAN, and duly SECONDED by JEARL COOPER, to pay Mt. Vernon Independent School District the sum of \$300.00 on a yearly basis for trips made by the Tax Assessor-Collector to Institutes. The President put the question and, after full discussion and deliberation had thereon, all present voted "AYE". NONE voted "NO".

MOTION was made by ENNIS CHRISTENBERRY, and duly SECONDED by BILLY JORDAN, to authorize the President and Secretary to execute a Corrected Quitclaim Deed and Release of Rental Payments of lands described in said Deed, between Franklin County Water District and Ross J. Love, Jr. Trustee. The President put the question and, after full discussion and deliberation had thereon, all present voted "AYE." NONE voted "NO". A Copy of said Corrected Quitclaim Deed and Release, when executed, shall be attached hereto these Minutes and made a part thereof.

MOTION was made by BILLY JORDAN, and duly SECONDED by ENNIS CHRISTENBERRY, to approve the Corrected Lease Agreement between Franklin County Water District and Ross J. Love, Jr. Trustee concerning 74.103 acres of land to reflect adjustment of SWEPCO Right-of-way Easement and further, authorize the President and Secretary to execute said agreement. The President put the question and, after full discussion and deliberation had thereon, all present voted "AYE". NONE voted "NO". A copy of said Corrected Lease Agreement, when executed, shall be attached hereto these Minutes and made a part thereof.

Mr. Christenberry withdrew from the Meeting and abstained from voting while Lease Agreement and approval of plat with Mrs. Ila J. Carter were under consideration.

MOTION was made by BILLY JORDAN, and duly SECONDED by

JEARL COOPER, to accept the plat of 11.51 acres of land furnished by Mrs. Ila J. Carder and attached field notes of the Carder land, The President put the question and, after full discussion and deliberation had thereon, all present voted "AYE." NONE voted "NO."

MOTION was made by BILLY JORDAN, and duly SECONDED by JEARL COOPER, ratifying and confirming previous Lease Agreement entered into by Franklin County Water District and Mrs. Ila J. Carder dated May 23, 1974 covering 11.51 acres of land. A copy of said Lease Agreement shall be attached hereto these Minutes and made a part thereof.

Mr. Christenberry returned to the Meeting at this time.

The President appointed BILLY JORDAN as Presiding Officer in the absence of the Vice President and withdrew from the Meeting and abstained from voting.

MOTION was made by ENNIS CHRISTENBERRY, and duly SECONDED by JEARL COOPER, to grant an option to enter into the usual 99 year Lease Agreement between Franklin County Water District and Thomas D. Ramsay on 32.369 acres of land, which land is described in said lease, and rezone that portion of lease frontage on FM 3007, 150 feet deep, commercial property rather than its present single family residential zoning. The understanding between the parties is that such commercial use shall extend only to store or restaurants and shall not include a marina with the understanding that Lessee, his heirs, or assigns shall pay to the District 5% of the gross income from said commercial property quarterly after the start of the business; also with the understanding that Franklin County Water District may audit the books of any such commercial enterprises at a reasonable time; and further authorize the Vice President and Secretary to enter into an option to enter a Lease Agreement with above provisions in same. Such option shall be exercised by February 1, 1975 and shall contain provisions for present deposit of 5% Earnest Money of the total price of \$42,079.70 which is \$2,103.98. The Presiding Officer put the question and, after full discussion and deliberation had thereon, all present voted "AYE." NONE voted "NO." A copy of said contract, when executed, shall be attached hereto these Minutes and made a part thereof.

Mr. Ramsay rejoined the Meeting.

Woodrow Edwards reported to the Board of the Notice of Appeal received in the G. D. Gilbert case.

Horris Morris reported about the continued work behind the dam. He further recommended a cover to be made for the "Morning Glory". No action taken.

MOTION was made by ENNIS CHRISTENBERRY, and duly SECONDED

Volume 6A Page 73

by BILLY JORDAN, to approve and make payment of the bills and any salaries, withholding

and Social Security taxes which might come due before the next Board Meeting. The President put the question and, after full discussion and deliberation was had thereon, all present voted “AYE”. NONE voted “NO”.

The bills are as follows:

Maintenance & Operating Fund:

163 Ken Slaughter - Salary	61.47
164 Elaine Adams, County Clerk - Posting Notice & Bond: Landon Ramsay	6.50
165 Meek’s Gin & Feed - 100# Fertilizer – shop	6.00
166 Mt. Vernon Insurance Agency - Insurance, Boat	117.50
167 Lynn Swanner & Associates - Surveying & copies of plats	15.00
168 Reynaldo Salas & Associates - One Field Trip & Travel Expenses	224.00
169 Collis Consulting Co. - 5 copies Contour Maps	7.50
170 Leon Keith - Salary	244.20
171 Void	
172 Horris Morris – Salary	633.48
173 Connie Morris – Salary	194.08
174 H. C. Rhoades - Contract Labor	192.00
175 Jean Slaughter - Salary	336.43
176 Shirley Lykins – Salary	394.36
177 T. A. Knox Insurance Agency - Insurance on Shop	93.00
178 American Petrofina – Gasoline	8.64
179 General Telephone - Monthly Service	107.25
180 Skelly Oil Company - Gasoline	24.08
181 H. E. Spann and Company, Inc. - Ready Mix Concrete	94.80
182 Void	
183 Terminix Service - Monthly Service	6.00
184 Texaco, Inc. - Gasoline	4.25
185 Void	
186 Void	
187 Gulf Oil Corporation - Gasoline	33.75
188 American Petrofina - Gasoline	69.07
189 Void	
2001 South Franklin Water Supply Corp. - Monthly Service	10.21
2002 SWEPCO - Monthly Service	82.76
2003 Ray Maples – Repair Faucet, Walleye Park	12.50
2004 Ray Maples – Fitting for NFWSC Waterline	52.65
2005 Mike Jordan – Salary	120.91
2006 Mike Henson - Salary	120.91
2007 Melvin Munn – Salary	92.33
2008 Ken Slaughter – Salary	112.38

2009 H. C. Rhoades – Salary

187.83

TOTALS

\$3,665.84

Interest and Sinking Fund:

10 Mercantile National Bank at Dallas – Coupons & Bank
Charges

\$38,655.90

There being no further business, the Meeting Adjourned.
MINUTES APPROVED this the 21st day of October 1974.

Landon Ramsay, President
Billy M. Jordan, Director
Ennis D. Christenberry, Director
Jearl Cooper, Director