

MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE
FRANKLIN COUNTY WATER DISTRICT
HELD: SEPTEMBER 20, 2016

THE STATE OF TEXAS

FRANKLIN COUNTY WATER DISTRICT

COUNTY OF FRANKLIN

On this the 20th day of September 2016, the Board of Directors of the Franklin County Water District convened in REGULAR SESSION at the District office located at 112 North Houston Street on the East side of the square in Mount Vernon, Texas, with the following members present:

RODNEY NEWSOM	PRESIDENT
GARY CUNNINGHAM	VICE PRESIDENT
DWAYNE BOLIN	SECRETARY
TIM PHILHOWER	DIRECTOR

and with the following members absent: BILLY JORDAN.

Also present were J.R. Alphin, Lillie Bush-Reves, Cheri Donnell, Lyndon Donnell, Max Higgs, Bob Jewett, Mike Rambin, Terri Rambin, Everett Walter, David Weidman and Sheila Donica.

The President 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 Chapter 551 of the Government Code.

A moment of silence was recognized.

The following people spoke during the public comment section: Max Higgs.

MOTION was made by Gary Cunningham, and SECONDED by Dwayne Bolin, to approve the consent agenda as amended. Motion carried unanimously. The Consent Agenda was as follows:

- A. Approval and Ratification of Minutes from the August 9, 2016 Regular Meeting
- B. Ratification of Paid Bills
- C. Investment Report
- D. New Lease Agreement for:
 - 1. J. Kent and Ashley I. McAfee, Lot 145, Block 36, Section 4, Kings Country; and
 - 2. Damon Eugene and Melissa Lynn Smith, Lot 32, Block 9, Section 1, Tall Tree
- E. Amended and Restated Lease Agreement for:
 - 1. Mike C. and Terri L. Rambin, Trustees of The Rambin Family Living Trust, Lots 318, 319 and 320, Phase 3, Snug Harbor; and
 - 2. Kalkomey Revocable Trust, Lots 351 and 352, Pine Valley.
- F. Approval of Amendment to Lease Agreement (Replat) for William M. and Carolyn A. Cobb, L505R, Section 2, Kings Country; and Raymond and Janet Thies, Lot L506R, Section 2, Kings Country.
- G. Approval of Amendment to Lease Agreement (99-Year Extension) for:
 - 1. Rob and Susie Bodnar Living Trust, Lot 526R, Section 2, Kings Country; and
 - 2. Kalkomey Revocable Trust, Lots 351 and 352, Pine Valley.
- H. Approval of Termination of Leasehold for:
 - 1. ~~Sebastian and Maria Barron, Lot 19, Phase 2, Holiday Retreat;~~
 - 2. Brian A. Martin, Lot 64R, Block 36, Section 4, Kings Country;
 - 3. Elizabeth Michelle Hobbs, Lots 19 and 20, Unit 2, Pelican Bay; and
 - 4. Bobby Kuhl, Lot 151, Block 13, Section 3, Tall Tree.

Copies of the Bills, Investment Report, New Lease Agreements, Amended and Restated Lease Agreements, Replat Amendment, 99-Year Extension Amendments and Affidavit of Terminations are attached.

MOTION was made by Dwayne Bolin, and SECONDED by Tim Philhower, to accept the offer presented by Patrick and Jeanise Mulcahy to lease approximately 607.38 square feet of unleased District property adjacent to Lot 17 in East Park. Motion carried unanimously. A copy of the offer is attached.

At this time the President closed the regular meeting at 6:35 to go into the public hearing on the District's proposed 2016 tax rate for debt service. The public made no comments and the board closed the public hearing and went back into regular session.

MOTION was made by Tim Philhower, and SECONDED by Gary Cunningham, to adopt the 2016 tax rate for debt service at \$0.02541 per \$100 of value. Motion carried unanimously.

The General Manager reported on the issuance of new construction permits and the waterfront home elevation survey.

Tim Philhower gave a short speech on his time as a Director of the District and then tendered his resignation. He was presented a plaque for his twelve years of service on the Board.

The Board went into Executive Session at 6:45 regarding the General Manager's employment agreement. When the Board reconvened in Regular Session at 7:27, the following action was taken: MOTION was made by Tim Philhower, and SECONDED by Dwayne Bolin, to adopt the General Manager's amended employment agreement effective January 1, 2017. Motion carried unanimously.

There being no further business, the meeting was adjourned.

Minutes approved this the 18th day of October 2016.

Rodney Newsom, President

Gary Cunningham, Vice President

Dwayne Bolin, Secretary

ABSENT
Billy Jordan, Director

Tim Philhower, Director