

STATE OF TEXAS :  
COUNTY OF JOHNSON :

JUNE 1, 1984

BE IT REMEMBERED AT A REGULAR MEETING OF THE JOHNSON COUNTY COMMISSIONERS' COURT IN AND FOR JOHNSON COUNTY, TEXAS, with the following members present: Billy F. Roe, Commissioner of Precinct No. 1, David Russell, Commissioner of Precinct No. 2, Loyd H. Reese, Commissioner of Precinct No.3, B. B. Aldridge, Commissioner of Precinct No. 4, Tommy Altaras, County Judge and County Clerk, Kathryn E. Epperson.

EXECUTIVE SESSION at 9:00 A. M. In regard to Twin Bridges;  
A motion was made by Commissioner Reese and seconded by Commissioner Aldridge

RESULTS: Commissioners' Court will make a counter offer, in regard to one parcel of property, and on the remaining parcels the Court will go to condemnation, hopefully by the middle of July. Reason for Executive Session is that it was regarding lawsuits. All voted aye.

A motion was made by Commissioner Russell and seconded by Commissioner Reese in regard to F.M. 3048, Commissioners' Court to make three separate counter offers on three parcels of property, the reason being there were individual problems with all three tracts. None of the counter offers exceed \$1,000.00.

All voted aye.

Judge Altaras gave an overview of the budget workshops. No tax increase is anticipated for the taxpayers, due to four reasons:

1. Anticipated growth of the county, both residential and commercial;
2. Sale of the Johnson County Memorial Hospital and interest income from the certificates of deposit from that sale;
3. Interest earned from taxes collected the first two or three months and re-budgeting it back into the General Budget;
4. User fees, such as the Quality Control Board's Septic Tank inspection fees, culvert fees and a new \$5.00 charge on the registration of vehicles.

In regard to the new budget and raises for employees, those employees who make under \$12,000 will receive approximately 12% raise, and those who make over \$12,000 will receive 10%. The retirement program is being increased from 5% to 7% participation.

Curtis Pritchard appeared in regard to appointment of the Board of Directors of the Johnson County Housing finance Corporation. After general discussion, Commissioners decided to appoint themselves as the Board of Directors, with the understanding that they may appoint other members.

A motion was made by Mr. Russell and seconded by Mr. Roe to pass a resolution by the Johnson County Commissioners' Court authorizing creation of the Johnson County Housing Finance Corporation and approving the articles of incorporation.

All voted aye.

----

----

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

Ed Carroll appeared in regard to House Bill 965, a bill authorizing each county to adopt a user's fee in the amount of \$5.00 to collect from each vehicle registration. The money derived from the fee would go into the Road and Bridge Fund. The State would keep 15 cents from each \$5.00 registration. A motion was made by Commissioner Reese and seconded by Commissioner Russell to approve.

All voted aye.

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

A motion was made by Commissioner Reese and seconded by Commissioner Roe to accept the resignation of C.E. Fannon, Constable of Precinct 3, effective May 31, 1984.

All voted aye.

-----  
-----  
-----  
-----  
-----  
-----

A motion was taken by Commissioner Roe and seconded by Commissioner Aldridge to put the letter from the City of Keene in the minutes.  
All voted aye.

-----  
-----  
-----  
-----  
-----

No action was taken on the inquiry from the City of Alvarado in regard to continuing the rental of office space for the Constable of Precinct No. 3.

A motion was made by Commissioner Aldridge and seconded by Commissioner Roe to get cost estimates for the renovation of the Sowell Building to suit the purposes of Johnson County.

Henry Brown, Quality Control Director, appeared before the Court with a list of items he needed action taken on.

In regard to a percolation test for every new septic tank, the Commissioner told Mr. Brown that this was under his authority and that he should decide if it needed to be done.

In regard to bonding all septic tank installers, this was tabled until the legalities were worked out with the County Attorney.

Mr. Roe made a motion and seconded by Mr. Reese to require individuals with five acres or more to have a percolation test done.

All voted aye.

A motion was made by Commissioner Reese and seconded by Commissioner Roe to hire a new employee for the Quality Control Board at the salary of \$15,000.00.

All voted aye.

Regarding charging \$25.00 inspection fee for all re-work and leaking septic systems, it was tabled for further consideration.

A motion was made by Commissioner Roe and seconded by Commissioner Reese to allow the Quality Control Department to move into the office that the Highway Department now occupies when it is vacated.

All voted aye.

Permission was given Mr. Brown to update the construction methods in regard to new roads and present it to the Commissioners at a later date for their approval/

A motion was made by Commissioner Russell and seconded by Commissioner Roe to approve Glenda Park Subdivision, as presented by Foy Dunaway.

All voted aye.

A motion was made by Commissioner Roe and seconded by Commissioner Russell to approve the Final Plat of Martin Creek Subdivision, subject to Mr. Wood obtaining \$10,000 bond and also subject to obtaining water system approval from the State.

All voted aye.

A motion was made by Commissioner Russell and seconded by Commissioner Roe to approve Final Plat of Adams Place Estates since there were no roads in the subdivision.

All voted aye.

Mr. Bob Beams appeared in regard to Highcrest, Phases II & III. After general discussion, it was passed for Mr. Russell to obtain a legal opinion.

A motion was made by Commissioner Aldridge and seconded by Commissioner Reese to approve the Final Plat of Triple H Estates, as presented by Phil Szurgot.

All voted aye.

A motion was made by Commissioner Reese and seconded by Commissioner Russell to return letter of credit to Sil Pica since Golden 60's is now complete.

All voted aye.

A motion was made by Commissioner Russell and seconded by Commissioner Roe to allow Dee Stalcup to start selling tracts again in Falcon Crest, Phase I, pending approval by Judge Altaras.

All voted aye.

A motion was made by Commissioner Russell and seconded by Commissioner Roe to approve Falcon Crest, Phase II Final Plat. This is pending the proper letter of credit or performance bond is given to Mr. Brown, and approval of the water system by the State.

All voted aye.

Bob Beam appeared in regard to several subdivisions which were at least 80% sold out before September 1, 1983. Each and every plat has the disclaimer on it that Johnson County is not responsible for the roads.

A motion was made by Commissioner Reese and seconded by Commissioner Russell to approve Plat of Meadowview Estates.

All voted aye.

A motion was made by Commissioner Reese and seconded by Commissioner Russell to approve the Plat of Angel Forest.

All voted aye.

A motion was made by Commissioner Reese and seconded by Commissioner Russell to approve Plat of Mansfield South.

All voted aye.

No action was taken on Skyline Ranch, Phase I, II, and III.

A motion was made by Commissioner Reese and seconded by Commissioner Roe to approve Plat of Paradise Estates.

All voted aye.

A motion was made by Commissioner Aldridge and seconded by Commissioner Reese to pass over the approval of Talltimber Estates until next meeting.

All voted aye.

Fran Grumwald appeared, along with several other people, to voice their objections to approving Cahill Country, Phase I & II. There are discrepancies in the Final Plat and the piece of property Mrs. Grumwald purchased. After general discussion, it was passed over until some legal aspects could be worked out.

A motion was made by Commissioner Reese and seconded by Commissioner Russell to approve Plat of Spring Valley.

Mr. Bob Mahanay appeared with Cass Gingham, owner of Lakeview Estates, before the court.

A motion was made by Commissioner Roe and seconded by Commissioner Aldridge to ratify the abandonment of the subdivision as reflected on page 215, Volume 614, of the Deed Records, Johnson County, Texas.

All voted aye.

Mr. Bob Mahanay appeared for the owner, Frank DaMate, regarding land in Windy Oaks Subdivision, also the subdivider, Danny Roberts, appeared. Mr. DaMate's objection was what he had been placed in a subdivision without his consent after he bought the land. After general discussion, no action was taken, pending discussion of the matter with the County Attorney.

No action was taken regarding Stevie Jackson, court reporter, attending convention.

A motion was made by Commissioner Reese and seconded by Commissioner Russell to approve the monthly bills, as read by County Auditor, Robert Wylie.

All voted aye.

A motion was made by Commissioner Roe and seconded by Commissioner Russell that Personal Injury Liability Insurance be paid from the General fund, as in previous years.

A motion was made by Commissioner Aldridge and seconded by Commissioner Reese to approve the previous minutes of the court, as read by the County Clerk, Kathryn Epperson.

All voted aye.

COUNTY CLERK

\_\_\_\_\_  
COUNTY JUDGE

... ○○○○...