

**MINUTES OF MEETING  
SMITH COUNTY EMERGENCY SERVICES DISTRICT NO. 1  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
LINDALE VOLUNTEER FIRE DEPARTMENT, LINDALE, TEXAS  
JULY 18, 2024**

**Carolyn Todd, President, called the meeting to order.**

**Carolyn Todd gave the invocation.**

**Pledge by all in attendance to the American Flag lead by Kenneth Smith.**

**Carolyn Todd certified that the Agenda was posted as dictated by law on the Board Website on July 11, 2024, and at the Lindale Volunteer Fire Department on July 14, 2024. Board Members present in addition to Carolyn Todd were Louie Brown, Kenneth Smith, Charles Froebe and Owen Scott. Annie Baldwin, Volunteer Clerk, was present.**

**A motion was made by Louie Brown to approve the Agenda with the understanding that the items may be acted upon in any order. Motion seconded by Owen Scott. All in favor and motion carried.**

**The minutes of the Regular Meeting of June 20, 2024, Board of Commissioners, were presented for approval. A motion was made by Kenneth Smith to approve the minutes. Motion seconded by Charles Froebe. All in favor and motion carried.**

**Joe Yeakley, Fire Chief, Lindale Volunteer Fire Department, presented the monthly activities report for June 2024. The Department made 223 calls. The new brush truck has arrived. There was some problems with it and it is being repaired. New equipment will be added and it will be in service soon. Department elections were held in June. New officers are: Jeremy Larue, Assistant Chief; David Green, Captain; Jake Green, Lieutenant; Caleb, Laskowski, Lieutenant.**

**Charles Froebe, Treasurer, presented the bills for the Lindale Volunteer Fire Department. The total requested for District funds was \$ 165,485.14. Owen Scott made a motion to approve the bills and pay the fire department the requested amount. Motion seconded by Louie Brown. All in favor and motion carried.**

**Annie Baldwin discussed publication of unencumbered fund balances and current year debt service. She explained she has estimated the unencumbered fund balance to be \$ 3,386,890 and the debt service to be \$ 0.0. (No action to be taken)**

**Annie Baldwin briefly discussed the Smith County Appraisal District Adopted Budget for 2025. No action to be taken.**

**Annie Baldwin discussed the fact that on July 8, 2024, the Lindale Rural Water Supply Corporation had rescinded the Lease and Access Easement Agreement between them and Smith County Emergency Services District No. 1. She stated the Board would also need to rescind the agreement. After a short discussion, Charles Froebe made a motion to adopt a Resolution that the Smith County Emergency Services District No. 1 (ESD) agrees with the action taken by the**

**Lindale Rural Water Supply Corporation (LRWSC) to rescind the Lease and Access Easement between LRWSC and ESD dated April 01, 2024, on that certain 1.209 acre lot, tract or parcel of land, more or less, situated in the Bennett McNelly Survey A-634, Smith County, Texas, being more particularly described in the Lease and Access Easement and in the attached Exhibit "A". ESD hereby consents to the rescission of the Lease and Access Easement. Motion seconded by Owen Scott. All in favor and motion carried.**

**Louie Brown discussed the fact that the Lindale Rural Water Supply Corporation would like to sell the land to the Smith County Emergency Services District No. 1. After a short discussion a motion was made by Charles Froebe for a Resolution for the Smith County Emergency Services District No. 1 to:**

**1. Purchase from Lindale Rural Water Supply Corporation all that certain 1.209 acre lot, tract or parcel of land in the Bennett McNelly Survey, A-634, Smith County Texas, and being part of a called 4.000 acre tract described in a deed from Oscar Calip, Jr., et. al. to Duck Creek Water Supply, Inc. dated October 11, 2012, and recorded in Instrument no. 201200046578 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A" (the "PROPERTY").**

**2. Acquire an access easement from Lindale Rural Water Supply Corporation over that certain 0.238 acre lot, tract or parcel of land in the Bennett McNelly Survey, A-634, Smith County Texas, and being part of a called 4.000 acre tract described in a deed from Oscar Calip, Jr., et. al. to Duck Creek Water Supply, Inc. dated October 11, 2012, and recorded in Instrument no. 201200046578 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "B" (the "ACCESS EASEMENT") to serve the Property.**

**3. Authorize Carolyn Todd to employ a certified appraiser to appraise the fair market value of the Property and the fair market value of the Access Easement and to employ such other professionals as may be reasonably necessary to purchase the Property and acquire the Access Easement.**

**4. Authorize Carolyn Todd to execute all documents reasonably necessary to Purchase the Property and acquire the Access Easement including but not limited to executing a contract to purchase the Property and acquire the Access Easement free and clear of all liens and encumbrances for the appraised value, as determined by the certified appraiser, with all costs to be paid by the Smith County Emergency Services District No.1, which will be further outlined in the sales contract.**

**5. Authorize Carolyn Todd to take such other action as may be reasonably necessary to Purchase the Property and acquire the Access Easement as stated herein.**

**Motioned seconded by Kenneth Smith. Voting for the motion were Carolyn Todd, Owen Scott, Kenneth Smith and Charles Froebe. Louie Brown abstained from vote. Motion carried.**

**Annie Baldwin explained to the Board that the Board attorney had not completed revision of board meeting procedures. Carolyn Todd tabled the item.**

**Since the contract with Quality Construction Services Inc., has not been finalized, Carolyn Todd**

tabled this item.

A discussion concerning the budget expenses of the Smith County Emergency Services District No. 1 for FY 2024-2025 was held. Annie Baldwin explained the budget items the District would have to consider. No action to be taken at this time.

A discussion concerning the budget expenses of the Lindale Volunteer Fire Department for FY 2024-2025 was held. Joe Yeakley, Fire Chief, discussed the fire department's budget. No action to be taken at this time.

Annie Baldwin explained to the Board that they needed to set a date, time and place for a called meeting to discuss proposed tax rate, no-new revenue tax rate, voter-approval tax rate, de minimis rate, and unused increment rate. A motion was made by Louie Brown to set a called meeting on Thursday, August 15, at 6:00 p.m., at the Lindale Volunteer Fire Department, 208 E. Hubbard, Lindale, Texas to discuss these items. Motion seconded by Charles Froebe. All in favor and motion carried.

Charles Froebe presented the following bill: Patrick Law Office, \$ 2,342.50 for Legal Fees. Owen Scott made a motion to approve payment of the bill as presented. Motion seconded by Kenneth Smith. All in favor and motion carried.

Charles Froebe presented the Treasurer's Report for June. A motion was made by Louie Brown to approve the report. Motion seconded by Owen Scott. All in favor and motion carried.

Jerretta Pate questioned why the Board was doing away with Citizen Talk Time on Board Agendas. Carolyn Todd did explain to her that Board Meeting Procedures were being revised and that there would be a pathway for citizens to have items included on the agenda.

Jimmy Hawley expressed his concern that the proposed new fire station seemed too costly to him and that he would express his concerns with the fire chief. The Board did not enter into discussion.

A motion was made by Owen Scott to adjourn. Motion seconded by Louie Brown. All in favor and motion carried.

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CAROLYN TODD, PRESIDENT

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KENNETH SMITH, SECRETARY