Canton, Texas
January 10, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor Sam Hilliard, presiding and the following members present: B. R. Mahaffey, Alton Smith, Harvey Fincher, J. W. Barron Sr., and Loyal Campbell. Absent: None.

The following letter was read:

January 6, 1967

Mr. Sam Hilliard, Mayor

Canton, Texas

Dear Sam:

I would like very much to work out things with reference to the proposed Woodland Acres West Addition, a portion of which you and your City Council approved. I am now confronted with the suggestion that the finance companies will not make loans on the lots in the area because of the partial approvement and the remainder of the addition left without approval. I cannot sell lots in the area because they will not make loans on any portion of the addition because it is only partially approved. I have no incentive to improve the remainder of the area nor the proposed bridge connecting the area with Woodland Acres. I would therefore request that you act on the matter and, if you and the Council simply approve the addition without any obligations on the part of the City, we can start on the south end and probably make sale of a number of lots. Let me know what you think can be done.

Yours sincerely,
/S/ W. Ernest West

After throughly discussing the situation, it was unanimously agreed that it is not the intent of the council to surpress the building growth of the City but that the portion that was approved could be developed when the water and sewer lines were installed. It was also agreed that further investigation be ma made and that Mr. West be called to meet with the council at a later date.

A plat of Washam Acres Addition with field notes and restrictions was presented and a motion was made by Loyal Campbell and seconded by J. W. Barron Sr. that the plat be accepted and that Melvin Washam be authorized to file the plat for record in the County Clerk's office as a residential addition within the five mile radius of the City. Motion carried with a copy of plat, field notes and restrictions being part of this minute.

It was unanimously agreed that the secretary compile a new city directory making one hundred copies available for sale at $2.00 with monthly additions, deletions and changes to be mailed to each purchaser for a period of one year.

It was unanimously agreed that Sheram and Morgan, auditors of Greenville, Texas, be authorized to audit the Water & Sewer Operating Funds of the City of Canton for the years 1965-1966 and 1966-1967 for the purposes and conditions required for the future sale of Water & Sewer Revenue Bonds.

A discussion followed concerning the numerous fires and fire calls that have been made by the local fire department. It was unanimously agreed that

O R D E R

THE STATE OF TEXAS §

COUNTY OF VAN ZANDT §

CITY OF CANTON §

WHEREAS, on the 10th day of January, 1967, the City Council of the City of Canton, Texas, convened in regular session, during the regular term thereof, with the following members present; to-wit:

Sam Hilliard	Mayor
Walter Barron, Sr.	Councilman
Harvey Fincher	Councilman
Alton Smith	Councilman
B. R. Mahaffey	Councilman
Loyal Campbell	Councilman

constituting the entire city council, at which time the subject of the establishment of a residential subdivison in Van Zandt County within a Five (5) mile radius of the City of Canton, was brought before the Council for discussion.

AND, WHEREAS, the City Council was asked to approve the establishment of the said residential subdivision under the name of the Washam Acres Addition to the City of Canton, Texas, and also give permission that it might file for record, a plat of said residential subdivision subject to the attached restrictions.

AND, WHEREAS, after due consideration, motion was made by Councilman Loyal Campbell and duly seconded by Councilman Walter Barron, Sr., the City Council approved the establishment, pursuant to Article 974a, Vernon's Annotated Civil Statutes of Texas, and that authorization be granted to file a plat of same for record in the County Clerk's office as a residential subdivision.

Sam Hilliard

Sam Hilliard, Mayor
City of Canton, Texas

ATTEST:

Ardenia Steed

Ardenia Steed, City Secretary

FIELD NOTES

D. Towns Survey, A-845
Van Zandt County, Texas
2.63 Acres

Being a 2.63 acre tract of land located in the D. Towns Survey, A- 845 and being situated approximately S. 30 deg E 1 mile from the Town of Canton, Van Zandt County, Texas. Said 2.63 acre tract of land being a portion of a 16.4 acre tract of land described as SECOND TRACT in a Homestead Designation from Jack Sides, et us, to the Public, dated June 8, 1956 and being duly recorded in Vol. 467, page 98 of the Deed of Trust Records of Van Zandt,County, Texas. Said 2.63 acre tract of land being more particularly described as follows:

BEGINNING at an iron stake set at the Southeast corner of the said 16.4 acre tract and in the North right-of-way of F. M. Hwy 1255, 40.0 feet perpendicular distance from the engineers centerline. Said stake being set for the Southeast corner of this tract of land.

THENCE: N. 89 deg 26 min W., along and with the North right-of-way of said Hwy. 1255, 40.0 feet perpendicular distance from and parallel to the engineers centerline, in all a total distance of 192.0 feet to an iron stake set for the Southwest corner of this tract of land.

THENCE: N. 31 deg 40 min E., in all a total distance of 214.4 feet to an iron stake set at the Southeast corner of the rock house place and for an angle corner of this tract of land.

THENCE: N. 26 deg 20 min E., along and with the East line of the said rock house place, in all a total distance of 323.81 feet to an iron stake set at the Northeast corner of the said house place and for the Northwest corner of this tract of land.

THENCE: S. 62 deg 06 min E., in all a total distance of 319.40 feet to an iron stake set in the East line of the said 16.4 acre tract and for the Northeast cOrner of this tract of land.

THENCE: S. 46 deg 49 min W., along and with the East line of the said 16.4 acre tract, in all a total distance of 475.16 feet to the place of beginning, containing 2.63 acres of land.

I, David Pollard, a Registered Public Surveyor, No. 1518, State of Texas, do hereby certify that this survey is true and correct, as surveyed by me on the 1st day of March, 1966.

/S David Pollard

(LS)

Restrictions
for
WASHAM ACRES ADDITION

D. Towns Survey, Abst. 845
Van Zandt County, Texas

THAT MELVIN WASHAM, being the owner of all the tracts in the above addition and that this addition is in the County of Van Zandt, Texas, according to the map there of recorded in Volume _____, Page_____ of the records of Van Zandt County, Texas, desires to restrict the said addition as follows:

1. There shall not be erected upon any one lot, as designated on the Plat of said addition, more than one residence and necessary servant's quarters, or other out buildings.

2. No fence shall be permitted to extend nearer to any street than the minimum building set back line, nor shall any fence exceed 5½ ft height.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. All garages and outhouses must be built of a permanent nature, and located at their permanent location when erected. All buildings must be painted with at least two coats of paint when erected. All roofs shall be gabled or hipped with a minimum 3 in 12 pitch. No shed roofs will be permitted. Roofing materials shall consist only of wood shingles, asphalt shingles (210 lb. per sq. Minimum weight), asbestus clay tile or aluminum shingles.

4. No residence shall be built which contains less than 840 sq. ft., exclusive of porches with underground basement. All houses shall be constructed of wood, brick, brick vaneer, stone, stone vaneer, or masonry with rock or brick outer cover. Garages and other outbuildings may be also of wood or the other materials.

5. These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until November 20, 1995. At which time the said covenants shall then be extended for an additional period of 25 years unless invalidated by proper authorities.

6. If the parties hereto, any of them, or their heirs, or assigns shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

7. Invalidation of any of these restrictions by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Executed this the 9th day of January, A. D. 1967.

/S/ Melvin Washam

an article be written for the Canton Herald urging all people to quit burning trash, watch cigarettes, carry everything to the City Dump. It was also agreed that only one fire truck be allowed to be out of the city into the rural area at one time.

Other business was discussed and no action taken. A motion was made and seconded by Harvey Fincher and Alton Smith, respectively, to adjourn. Motion carried.

ATTEST: Ardenia Steed Sam Hilliard

Secretary Mayor

* * * * * * * * * * * * * * *

Canton, Texas
February 14, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding and the following members present: J. W. Barron Sr., Alton Smith, B. R. Mahaffey, Harvey Fincher and Loyal Campbell. Absent: None.

Bobby and Weldon Starnes met with the council and presented their request for proposing a city wide election for garbage/trash pickup with fees to be $1.50 for each residence with the city assessing and collecting same and then pay to them the sum total collected. A discussion followed and it was unanimously agreed that they were an independent concern and that such proposition brought on the need of legal advisement and that they would be notified later of the legal aspects governing the proposal.

A bid from R. E. Lee, Athens, Texas was read and a motion and seconded was made to sell the old maintainer to him for the price of $250.00 when he presented the cash, money order or cashier's check. Motion carried.

A motion was made by Loyal Campbell and seconded by Alton Smith that an order be passed calling for an election to be held on April 4, 1967 for the election of two aldermen, mayor and city attorney, appointing H. E. Beard, Judge with two clerks. Motion carried. (Order attached and will become part of this minute.)

Approval of the Woodland Acres-West Addition (as proposed by attached paper as presented by W. Ernest West) was read and discussed. It was unanimously agreed that approval of this portion of the Woodland Acres-West Addition be held in abeyance until a formal request is made for the final approval of the subdivision. This action was taken as a letter of January 6, 1967, signed by Mr. W. E. West stated that he had no incentive to improve the portion of the subdivision at this time. Also, there has not been any indication by Mr. West to complete the bridge, streets or utilities as agreed in former meetings.

Discussion of the Canton Rural Water Corporation followed and it was unanimously agreed that the secretary contact Mr. Boyd of F.H.A. to secure the size, type and

performance of the master meter to be installed at the city's distribution point. It was also unanimously agreed that the Canton Rural Water Corporation file with the City a bond in the amount of $500.00 as their water deposit.

A discussion of the fire department and the wear and tear on the fire equipment and the danger of having the equipment in the rural area when needed in the city, followed and it was unanimously agreed that the secretary notify T. Dean Brown, fire chief, that the Number 2 truck not be taken out of the city limits without a council member granting permission beforehand.

It was unanimously agreed that street lights were needed on Murry Street and from S. Buffalo Street on E. Elm Street to Pecan Street. The secretary was instructed to notify Tom Milford and the Texas Power & Light Company granting them permission to erect such lights as they may deem necessary. It was also unanimously agreed to have the engineer of Texas Power & Light Company run a survey for the lighting of Buffalo Street from city limits to city limits and present such findings at the next regular meeting of the council.

Other city business was discussed but no action taken and a motion and second was made to adjourn. Motion carried.

ATTEST: Ardenia Steed — Secretary

Sam Hilliard — Mayor

* * * * * * * * * * * * * * * *

Canton, Texas
March 14, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding and the following members present: B. R. Mahaffey, Harvey Fincher, Alton Smith, J. W. Barron, Sr., and Loyal Campbell. Absent: None.

Minutes of February 14, 1967 meeting were read and approved as read.

It was unanimously agreed that when the Legal Procedure books were received and approved, that they be paid for.

Then came on the reading of the final draft of the Subdivision Ordinance. It was thoroughly discussed and a motion was made by B. R. Mahaffey and seconded by Harvey Fincher that it be passed and approved as read. Motion carried unanimously with the Ordinance to be attached and become part of this Minute becoming effective as of this date.

A2065—ORDER OF PROCEDURE FOR CITY OFFICER ELECTION (Rev. 11-63) The Steck Co., Austin, Texas

Order Establishing Procedure For City Officers' Election

THE STATE OF TEXAS }
CITY OF CANTON }

On this the 14th day of February, 1967, the City Council/~~Commission~~[1] of the City of Canton, Texas, convened in Regular session at the regular meeting place thereof with the following members present, to-wit:

Sam Hilliard, Mayor,
Alton Smith, Alderman/~~Commissioner~~[1]
B. R. Mahaffey, Alderman/~~Commissioner~~[1]
Harvey Fincher, Alderman[2]
Loyal Campbell, Alderman[2]
J. W. Barron Sr., Alderman[2]
Ardenia Steed, City Secretary/~~Clerk~~[1]

and the following absent: None, constituting a quorum, and among other proceedings had were the following:

Alderman/~~Commissioner~~[1] Loyal Campbell introduced a resolution and order and moved its adoption. The motion was seconded by Alderman/Commissioner[1] Alton Smith, and the motion carrying with it the adoption of the resolution and order prevailed by the following vote,

AYES: All for.

NOES: None.

The resolution and order are as follows:

Whereas the laws of the State of Texas provide that the next ensuing first Tuesday in April, there shall be elected the following officials for this city:

MAYOR[2]

Two (Number of) Alderman[2] ~~Two Commissioners~~[2]

City Attorney

Whereas the laws of the State of Texas further provide that the Election Code of the State of Texas is applicable to said election, and in order to comply with said Code, an order should be passed establishing the procedure to be followed in said election, and designating the voting place for said election.

THEREFORE, BE IT ORDERED BY THE CITY COUNCIL/COMMISSION[1]

OF THE CITY OF Canton, TEXAS:

That all independent candidates at the election to be held on the first Tuesday in April, 1967, for the above mentioned offices file their applications to become candidates with the Mayor of this City at City Hall, Canton, Texas on or before 30 days before the date of said election;

That all of said applications shall be substantially in the following form:[3]

To the Mayor of the City of _____, Texas:

I hereby request that my name be placed upon the official ballot for the election to be held on the _____ day of April, 19____, as a candidate for _____ of said City. I hereby certify that I am a citizen of the United States of America and that I am eligible to hold office under the Constitution of this state and have resided in this state for a period of twelve months next preceding the date of said election and have resided in this City in which I offer myself as a candidate for _____ months next preceding the date of said election.

DATED this the _____ day of _____, 19____.

_____
Name of Candidate

Received the _____ day of _____, 19____.

_____
Mayor

All candidates shall file with said application the loyalty affidavit required by Article 6.02 of the Election Code.

That the Secretary/Clerk[1] of this City shall, in accordance with the terms and provisions of Article 13.32 of the Election Code, post in his office the names of all candidates who have been certified to him by the Chairman of the Executive Committee of any party holding a primary election for said above mentioned offices, and the names of all independent candidates who have filed their applications in accordance with the terms and provisions of this order, and said names shall be posted at a conspicuous place in said office for at least 10 days before said Secretary/Clerk[1] orders the same to be printed on the ballot for said election.

This city, having _____ election precinct___, said election shall be held at the following place___ in said city:

1. In Election Precinct No. _____ at Assembly Room of Courthouse Building.
2. In Election Precinct No. _____ at _____ Building.[2]
3. In Election Precinct No. _____ at _____ Building.[2]
4. In Election Precinct No. _____ at _____ Building.[2]

The City Secretary/Clerk[1] is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct said election.

The Mayor shall issue all necessary orders, writs and notices for said election and returns of said election shall be made to this Council/Commission[1] immediately after the closing of the polls.

PASSED, APPROVED AND ADOPTED this the 14 day of February, 1967.

_____
Mayor

ATTEST:

_____
Secretary/Clerk[1]

(1) Strike one not applicable.
(2) Strike if not applicable.
(3) This application is available as a separate form. Order Form A1102—Request to Place Name on City Officer Election Ballot.
(4) Art. 1.05 of the Election Cole requires 6 months residence in City. Art. 987 which is applicable to general law cities of the aldermanic type requires the mayor to have resided 12 months next preceding the election with the City, and that he be a qualified elector.

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CANTON TEXAS:

SECTION 1. Authority.

This Ordinance is adopted under the authority of the Constitution and laws of the State of Texas, including particularly Chapters 231, Acts of the 40th Legislature, Regular Session, 1927, as heretofore or hereafter amended (compiled as Article 974a, V. T. C. S.), and the provisions of Section 4 of the Municipal Annexation Act as heretofore or hereafter amended (compiled as Article 970a, V. T. C. S.).

SECTION 2. Purpose.

The purpose of this Ordinance is to provide for the orderly, safe and healthful development of the area within the City and within the area surrounding the City and to promote the health, safety, morals and general welfare of the community.

SECTION 3. Definitions.

For the purposes of this Ordinance, the following terms, phrases, words, and their derivations shall have the meaning ascribed to them in this section:

A. Alley: A minor public right-of-way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

B. City: The City of Canton, Texas.

C. Engineer: A person duly authorized under the provisions of the Texas Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering.

D. Lot: An undivided tract or parcel of land having frontage on a public street and which is, or in the future may be offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol is duly approved subdivision plat which has been properly filed of record.

E. Pavement Width: The portion of a street available for vehicular traffic; where curbs are laid, it is the portion between the face of curbs.

F. Person: Any individual, association, firm, corporation, governmental agency, or political subdivision.

G. Shall, May. The word "shall" is always mandatory. The word "may" is merely directory.

H. Street: A public right-of-way, however designated, which provides vehicular access to adjacent land.

I. Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

J. Subdivision: A division of any tract of land situated within the corporate limits, or within five (5) miles of such limits, in two or more parts for the purpose of laying out any subdivision of any tract of land or any addition of any town or city, or for laying out suburban lots or building lots, or any lots, and streets, alleys or parts or other portion intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto. Subdivision includes re-subdivison, but it does not include the division of land for agricultural purposes in parcels or tracts of five acres or more and not involving any new street, alley oreasement of access.

K. Surveyor: A licensed State Land Surveyor or a Registered Public Surveyor, as authorized by the State statutes to practice the profession of surveying.

L. Utility Easement: An interest in land granted to the City, to the public generally, and/or to a private utility corporation, for installing or maintaining utilities across, over or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities.

M. Any office referred to in this Ordinance by title means the person employed or appointed by the City in that position, or his duly authorized representative.

N. Definitions not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practices.

SECTION 4. Special Provisions:

A. No permit shall be issued by the City for the installation of septic tanks upon any lot in a subdivision for which a final plat has not been approved and filed for record, or upon any lot in a subdivision in which the standards contained herein or referred to herein have not been complied with in full.

B. No building, or repair permit shall be issued by the City for any structure on a lot in a subdivision for which a final plat has not been approved and filed for record, nor for any structure on a lot within a subdivision in which the standards contained herein or referred to herein have not been complied with in full.

C. The City shall not repair, maintain, install or provide any streets or public utility services in any subdivision for which a final plat has not been approved and filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full.

D. The City, utility companies, corporations or individuals shall not sell or supply any water, gas, electricity, or sewerage service within a subdivision for which a final plat has not been approved or filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full.

E. In behalf of the City, the City Attorney shall, when directed by the City Council, institute appropriate action in a court of competent jurisdicition to enforce the provisions of this Ordinance or the standards referred to herein with respect to any violation thereof which occurs within the City, within the extraterritorial jurisdiction of the City as such jurisdiction as determined under the Municipal Annexation Act, or within any area subject to all or a part of the provisions of this Ordinance.

F. If any subdivision exists for which a final plat has not been approved or in which the standards contained herein or referred to herein have not been complied with in full, and the City Council of the City shall pass a resolution reciting the fact of such noncompliance or failure to secure final plat approval, and reciting the fact that the provisions of paragraphs A, B, C, and D of this Section will apply to the subdivision and the lots therein, the City Secretary shall, when directed by the City Council of the City, cause a certified copy of such resolution under the corporate seal of the City to be filed in the Deed Records of the County or counties in which such subdivision or part thereof lies. If full compliance and final plat approval are secured after the filing of such resolution, the City Secretary shall forthwith file an instrument in the Deed Records of such county or counties stating that Paragraphs A, B, C, and D no longer apply.

G. Provided, however, that the provisions of this Section shall not be construed to prohibit the issuance of permits for any lots upon which a residence building exists and was in existence prior to passage of this subdivision Ordinance, nor to prohibit the repair, maintenance, or installation of any street or public utility services for, to or abutting any lot, the last recorded conveyance of which prior to passage of this Ordinance was by metes and bounds, and/or any subdivision, or lot therein, recorded or unrecorded, which subdivision was in existence prior to the passage of this Ordinance.

SECTION 5. Variances. The City Council may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings hereinbelow required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council finds:

A. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land; and

B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

C. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

D. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance. Such findings of the City Council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

SECTION 6. Preliminary Conference. Prior to the official filing of a preliminary plat, the subdivider should consult with and present a proposed plan of subdivision to the City Council for comments and advice on the procedures, specifications, and standards required by the City for the subdivision of land.

SECTION 7. Preliminary Plat and Accompanying Data.

A. General. The subdivider shall cause to be prepared a preliminary plat by a surveyor or engineer in accordance with this Ordinance.

B. Time For Filing And Copies Required. The subdivider shall file three (3) blue or black line copies of the plat together with the original, with the City Council at least ten (10) days prior to the date at which formal application for the preliminary plat approval is made to the City Council.

C. Formal Application. Formal application for preliminary plat approval shall be made by the subdivider in writing to the City Council at an official meeting.

D. Form and Content. The plat shall show the following:

(1) Names and addresses of the subdivider, record owner, engineer and/or surveyor.

(2) Proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located with the City or within five (5) miles of the City.

(3) Names of contiguous subdivisions and the owners of contiguous parcels of unsubdivided land, and an indication of wheather or not contiguous properties are platted.

(4) Description, by metes and bounds, of the subdivision.

(5) Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.

(6) Subdivision boundary lines, indicated by heavy lines, and computed acreage of the subdivision.

(7) Existing sites as follows:

(a) The exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries.

(b) The exact location, dimensions, descriptions and name of all existing or recorded residential lots, parks, public areas, permanent structures and other sites within or contiguous with the subdivision.

(c) The exact location, dimensions, description and flow line of existing water courses and drainage structures within the subdivision or on contiguous tracts.

(8) The exact location, dimensions, description and name of all proposed streets, alleys, drainage structures, parks, other public areas, reservations, easements or other rights-of-way, blocks, lots and other sites within the subdivision.

(9) Date of preparation, scale of plat and north arrow.

(10) A number or letter to identify each lot or site and each block.

(11) A copy of any and all restrictions certified by the subdivider applying to this subdivision only.

E. Processing of Preliminary Plat.

(1) Within thirty (30) days after the preliminary plat is formally filed, the City Council shall conditionally approve or disapprove such plat or conditionally approve it with modifications. If it is conditionally disapproved or conditionally approved with modifications, the City Council shall inform the subdivider, in writing, of the reasons at the time such action is taken.

(2) Conditional approval of a preliminary plat shall be effective for a period of six (6) months unless reviewed by the City Council in the light of new or significant information which would necessitate a revision of the preliminary plat. If the City Council should deem changes in a preliminary plat as necessary, it shall so inform, in writing, the subdivider.

(3) Conditional approval of a preliminary plat by the City Council shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the installation of streets, water, sewer and other required improvements and utilities and to the preparation of the final or record plat. Conditional approval of a preliminary plat shall not constitute automatic approval of the final plat.

SECTION 8. Final Plat.

A. Form and Content.

(1) The final plat shall conform to the preliminary plat as conditionally approved by the City Council incorporating any and all changes, modifications, alterations, corrections and conditions imposed by the City Council.

(2) The final plat shall also include the following:

(a) Owner's Acknowledgement:

State of Texas)
County of Van Zandt)

I (We), the undersigned, owner(s) of the land shown on this plat, and designated herein as the _____ subdivision to the City of Canton, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
Owner

State of Texas)
County of Van Zandt)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 19_.

(Seal) _____
Notary Public, _____ County, Texas

(b) Approval of the City Council:

State of Texas)
County of Van Zandt)
City of Canton)

On this the _____ day of _____, 19__, this plat is hereby approved by the City Council.

_____
Mayor

ATTEST:

_____
Secretary

(c) Certification of the Surveyor:

State of Texas)
County of _____)

I, the undersigned, a (registered professional engineer/public surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Registered Professional Engineer
or
Registered Public Surveyor

(Engineer or
Surveyor's Seal)

B. Processing of Final Plat.

(1) If desired by the subdivider and approved by the City Council, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop. However, such portion shall conform to all the requirements of this Ordinance.

(2) As soon as practical after the subdivider is notified of the approval of the preliminary plat, his engineer shall submit to the City Council at an official meeting the final plat of the subdivision or portion thereof.

(3) No final plat will be considered unless a preliminary plat has been submitted. However, if an approved plat has been duly recorded and the subdivider wishes to increase the size of the lots by combining two or more lots or by combining one lot with a portion of the adjacent lot in such manner that no portion of a lot remains smaller than the original lots, no preliminary plat will be necessary.

(4) A final plat of an approved preliminary plat or a portion thereof shall be submitted to the City Council within six (6) months of the date of approval of preliminary plat, otherwise the approval of the City Council shall become null and void, unless an extension of time is applied for and granted by the City Council.

(5) Within thirty (30) days after the final plat is formally filed, the City Council shall approve or disapprove such plat. If the final plat is disapproved, the City Council shall inform the subdivider in writing of the reasons at the time such action in taken.

(6) After the final plat has been finally approved the City Council shall cause the final plat to be recorded with the County Clerk in the county in which the subdivision lies, and the subdivider shall pay the recordation fee to the County Clerk. No plat shall be filed for record without written consent of the subdivider. If the subdivider fails to give such written consent within ten (10) days of the date of final approval of the plat, the City Council may at any time thereafter cancel such approval.

SECTION 9. Standards and Specifications.

No preliminary or final plat shall be approved by the City Council unless they conform to the following standards and specifications:

A. General.

(1) Conformity. The subdivision shall conform to the overall plans of the City of Canton.

(2) Provision for future subdivisions. If tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged to allow the opening of future streets.

(3) Reserve strips prohibited. There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use.

B. Streets.

(1) Street Layout. Adequate streets shall be provided by the subdivider and the width shall be not less than forty (40) feet and the arrangement, character, extent, grade, and location of each shall be considered in their relation to existing and planned streets, to public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood.

(2) Relation to adjoining street system. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued, and shall be at least as wide as such existing streets and in alignment therewith.

(3) Projection of streets. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

(4) Street intersections. Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain.

(5) Dead-end streets. Dead-end streets shall be prohibited except as short stubs to permit future expansion.

(6) Curbs. Curbs may be installed by the subdivider on both sides of all interior streets, and on the subdivision side of all streets forming part of the boundary of the subdivision as set out in this Ordinance.

(7) Street names. Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in aligment with existing streets, in which case names of existing streets shall be used.

(8) Street lights shall be installed by the City as determined by the City Engineer.

(9) Street signs shall be installed by the City and shall be in accordance with standards of the City.

C. Alleys.

(1) Width. Alleys of not less than ten (10) feet in right-of-way width shall be installed by the subdivider. Alleys shall be approximately parallel to the frontage of the street.

(2) Dead-end alleys. Dead-end alleys shall not be permitted.

(3) Over-hang easements. In all alleys, over-hang easements for electric and telephone lines of at least ten (10) feet shall be provided.

D. Utility easements.

(1) Each block that does not contain an alley as provided for in Paragraph C of this Section shall have utility easement at the rear and/or front of all lots reserved for the use of all public utility lines, conduits, and equipment. These utility easements shall be ten (10) feet in width, taking five (5) feet from each lot where the rear of two lots abut each other and shall be continuous for the entire length of the block. These easements shall parallel as closely as possible the street line frontage of the block. Such easement shall not be considered a part of the lot area for purposes of minimum lot-size requirements of this Ordinance.

(2) Normal curb exposure shall be required where utility easements intersect streets.

(3) Where utility easements are not themselves straight within eac h block, or if the same do not connect on a straight course with the utility easements of adjoining block, then an additional easement shall be provided for the placing of guy wires on lot division lines in order to support poles set on curving or deviating rights-of-way or alleys.

F. Water installations.

(1) Water supply and distribution. All subdivisions shall be provided with water supply and water distribution systems of the City.

(2) Fire hydrants, valves and plugs. Standard fire hydrants shall be installed by the City as part of the water distribution system per specifications of the State Board of Insurance. All valves and plugs necessary shall be installed by the City as determined by the Engineer.

G. Sewers. Connection with the sanitary sewer system shall be required except where the City Engineer determines that such connection will require unreasonable expenditure.

H. Utility lines. All utility lines that pass under a street or alley shall be installed before the street or alley is paved. When it is necessary that utility lines pass under the street or alley pavement they shall be installed to a point at least three (3) feet beyond the edge of the pavement.

I. Drainage.

(1) Easement. Where a subdivision is traversed by a water course, drainage way, natural channel or stream, there shall be provided an easement or right-of-way conforming substantially to the limit of such water course, plus additional width to accomodate future needs.

(2) Drainage facilities. Drainage facilities shall be provided and constructed as specified by the City Engineer.

J. Blocks. Block lengths shall not exceed 1200 feet, nor be less than 300 feet.

K. Lots. Lot frontage shall not be less than 100 feet.

SECTION 10. Responsibility For Payment of Installation Costs.

A. After the final plat has been approved and before any utilities are installed, the City Engineer shall complete preliminary engineering detail to determine the requirements for the utility installations. The developer shall then be required to enter into a contract agreement with the City of Canton authorizing the construction of the necessary water and sewer extentions to provide service to the subdivision. The developer agrees to pay into an escrow construction account an amount equal to one hundred per cent (100%) of the estimated costs of the required extensions and engineering. These costs shall be based upon estimated quantities of the size, type and kind as determined by the City Engineer from their preliminary survey and study, using the lowest unit prices available to the City of Canton at the time the work is to be done.

B. In addition to the water and sewer main extensions, a tap charge shall be required for both water and sewer in the amount of twenty-five ($25.00) dollars for water taps and seventy-five ($75.00) dollars for sewer taps, these amounts to be paid by the developer and/or owner at the time the

meter is set and the service is rendered to the property.

C. The City of Canton shall employ the engineer, supervise the construction and install all of the water and sewer extensions. The water and sewer lines as completed shall become the property of the City of Canton and the developer or builder shall have no right or title in same but the City of Canton shall maintain said lines at its own expense.

D. Final accounting of each project shall be the basis of final settlement with the developer for actual costs of water and sewer mains. The City of Canton shall refund any excess amount deposited or the developer shall pay additional funds to defray the entire cost of the project.

E. When all utilities are completed within a subdivision, it shall be the duty of the developer to bear the entire cost of opening, sub-grading and oiling of all streets to the dedicated width, not to be less than forty (40) feet, within the subdivision. Should the developer desire to curb and gutter any and all streets within the subdivision, he shall be responsible for the entire cost of same.

F. Connection with the sanitary sewer system shall be required except where the City Engineer determines that such connection will require unreasonable expenditure or be impractical.

G. It shall be the responsibility of the developer to lay, or have laid, sewer extensions from the sewer mains to each lot, acreage or parcel as shown on approved plat. All extensions shall extend a minimum of three (3) feet beyond the edge of the pavement when installed under a street.

SECTION 10. Refunding Developer.

A. On the first day of May of each year for a period of ten (10) years the City of Canton agrees to refund to the developer 25% cost of water lines and 25% cost of sewer lines per lot as dedicated on approved plat on which a residence has been established, constructed and/or permanently located within the subdivision.

B. All such residence or structure on which a refund is requested shall be connected to water and sewer.

SECTION 11. Parks And Other Public Uses. Suitable sites for parks, playgrounds, schools or other public requirements should be carefully considered. Attention is called to the advantages, on a large tract, of dedicating a reasonable per cent of the property for such use.

SECTION 13. Where Subdivision Is Unit Of A Larger Tract. Where the proposed subdivision constitutes a unit of a larger tract owned by the subdivider, which is intended to be subsequently subdivided as additional units of the same subdivision, the preliminary and final plats shall be accompanied by a layout of the entire area, showing the tentative proposed layout of streets, blocks, drainage, and other improvements for such areas. The overall layout, if approved by the City Council, shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the City. Thereafter, plats of subsequent units of such subdivision shall conform to such approved overall layout, unless changed by the City Council. However, except where the subdivider agrees to such change, the City Council may change such approved overall layout only when the City Council finds:

(A) That adherence to the previously approved overall layout will hinder the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance; or

(B) That adherence to the previously approved overall layout will be detrimental to the public health, safety or welfare, or will be injurious to other property in the area.

SECTION 14. Conflict With Other Ordinances. Whenever the standards and specifications in this Ordinance conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

SECTION 15. Separability Clause. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

PASSED AND APPROVED this the 14th day of March, A. D., 1967.

SIGNED:

Sam Hilliard
Mayor

ATTEST:

Ardenia Steed
City Secretary

A letter was read from Oscar Bell, president of the Canton Rural Water Supply Corporation giving official notice that the date of March 9, 1967 be the effective date to supply water to the corporation. It was unanimously agreed that this be the official effective date and that the $500.00 bond be posted and that the city place its official lock on the Master Meter.

Bids for surveying the Mill Creek lake site were read from John Cowan and Associates, Tyler, Texas, and David Pollard, Winnsboro, Texas. A motion was made by Harvey Fincher and seconded by Alton Smith that David Pollard, being low bidder, be given the job as surveyor. Motion Carried.

An application for a permit to Southwestern States Telephone Company for laying of buried telephone lines from S. Buffalo Street across Mill Creek Road, up Stacey Street, on to Judy Street was read and was unanimously denied because the city has not installed water and sewer lines or services in this area and there would be damages to the City as well as the telephone company when these were done. It was also unanimously agreed that complaints have been numerous against the cash deposits required and the installation costs of telephones and the secretary was instructed to write a letter asking the company to furnish us with information upon which basis such charges are made.

A letter from Joe Mitchell was read concerning the property of Mrs. A. D. Davis, stating that drainage on her land has eroded her property extensively making it almost worthless and asking that the ditches be filled by the city or to pay her damages on same. It was unanimously agreed that the ditch was formed years ago when Big Rock Street was known as the Old Jackson Road, and that it is a natural drain and the city disclaims any liability whatsoever for the ditch as it was there when the property was purchased.

Alton Smith asked the Council to estimate the cost of laying water and sewer lines on Malinda Street in the Alton Smith Addition. It was unanimously agreed that an estimate of $200.00 be advanced to the escrow construction account for this construction.

It was unanimously agreed that all valves, fire hydrants and manholes that are required in any and all additions or subdivisions be exempt from developer and/or builders of additions or subdivisions escrow construction accounts with the cost being assumed by the city.

A motion was made by J. W. Barron Sr. and seconded by Alton Smith that bids be sent to Canton Motors, Lewis Chevrolet Co., D. K. Baugh's Used Cars and Norman's used Cars for the purchase of two new pickups. B. R. Mahaffey and Harvey Fincher were appointed as a committee to determine the specifications for such bids.

A motion was made by Harvey Fincher and seconded by J. W. Barron Sr. that an ordinance be drawn up relating to all officers and employees including all phases of employement and to include the following concerning retirement: That all personnel employed by the city at the present time shall have compulsory retirement at the age of 72, if they are 65 or over and that all personnel under 65 shall have compulsory retirement at the age of 65 or as replacement can be secured. Four voted yes. One voted No.

A motion was made and seconded appointing Dr. Dan R. Hilliard as City Health Officer for the period from April 1, 1967 to March 31, 1969. Motion carried and the secretary instructed to administer the Oath of Office and notify the State Health Department of such appointment.

A motion was made by J. W. Barron Sr. and seconded by B. R. Mahaffey that the Lone Star Gas Company hereby be notified that the City will no longer be a collecting agency for them and that they establish an office in the city or secure them another collecting agency as of May 1, 1967. Should they require addition time, the council would be happy to discuss it upon written request from them, and with the discontinuing of this collection for the gas company that the salary of Mrs. Steed be increased $40.00 per month. Motion carried.

A motion was made by B. R. Mahaffey and seconded by Loyal Campbell to adjourn. Motion carried.

ATTEST:

_____
Mayor

_____
Secretary

* *

Canton, Texas
April 11, 1967

The Canton City Council met in Regular Meeting in the City Hall with, Sam Hilliard, Mayor, presiding and the following members present: B. R. Mahaffey, Harvey Fincher, Loyal Campbell and J. W. Barron Sr. Absent: Alton Smith.

A motion was made by Loyal Campbell and seconded by Harvey Fincher that the attached order declaring the result of the election of a mayor, two aldermen and city attorney be adopted and approved. With a unanimous vote, the city secretary administered the Oaths of Office to Sam Hilliard as Mayor, and Harvey Fincher and J. W. Barron Sr., as alderman. City Attorney elect, Joel C. Elliott was absent but would be administered the Oath at a later date.

Order Declaring Result Of City Officers' Election

THE STATE OF TEXAS }
CITY OF CANTON }

On this the 11th day of April, 19 67, the City Council/~~Commission~~[1] of the City of Canton, Texas, convened in Regular session at the regular meeting place thereof with the following members present, to-wit:

Sam Hilliard, Mayor,
Harvey Fincher, Alderman/~~Commissioner~~[1]
Loyal Campbell, Alderman/~~Commissioner~~[1]
J. W. Barron Sr., Alderman[2]
B. R. Mahaffey, Alderman[2]
_____, Alderman[2]
Mrs. Ardenia Steed, City Secretary/~~Clerk~~[1]

and the following absent: Alton Smith, constituting a quorum, and among other proceedings had were the following:

Alderman/Commissioner[1] Campbell introduced a resolution and order and moved its adoption. The motion was seconded by Alderman/Commissioner[1] Fincher, and the motion carrying with it the adoption of the resolution and order prevailed by the following vote,

AYES: Fincher, Campbell, Barron and Mahaffey

_____, NOES: None.

The resolution is as follows:

There came on to be considered the returns of an election held on the 4th day of April, 19 67, for the purpose of electing the hereinafter named officials, and it appearing from said returns, duly and legally made, that there were cast at said election 124 valid and legal votes; that each of the candidates in said election received the following votes:

FOR MAYOR[2]

NAME OF CANDIDATE	TOTAL NUMBER OF VOTES RECEIVED
Sam Hilliard	70
Clint Ross	49
Clyde Ross	1
Loyd Taylor	1

FOR ALDERMAN/~~COMMISSIONER~~[2]

NAME OF CANDIDATE	TOTAL NUMBER OF VOTES RECEIVED
Harvey Fincher	121
J. W. Barron Sr.	116

FOR City Attorney

NAME OF CANDIDATE	TOTAL NUMBER OF VOTES RECEIVED
Casey Elliott	60
Clyde Elliott Jr.	4
L. F. Sanders	4
C. L. Stanford	1
W. E. West	1

FOR _____

NAME OF CANDIDATE	TOTAL NUMBER OF VOTES RECEIVED

FOR _____

NAME OF CANDIDATE	TOTAL NUMBER OF VOTES RECEIVED

FOR _____

NAME OF CANDIDATE	TOTAL NUMBER OF VOTES RECEIVED

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL/COMMISSION OF THE CITY OF CANTON, TEXAS:

That said election was duly called; that notice of said election was given in accordance with law, and that said election was held in accordance with law, and that Sam Hilliard was duly elected Mayor of said City at said election[2] and Harvey Fincher and J. W. Barron, Sr. were duly elected Aldermen/~~Commissioners~~[1] of said City at said election, and that Casey Elliott was duly elected City Attorney,[2] and said above named parties are hereby declared duly elected to said respective offices, subject to the taking of their oaths and filing bond as provided by the laws of the State of Texas.

PASSED, ADOPTED AND APPROVED this the 11th day of April, 19 67.

_____
Mayor

ATTEST:

_____
Secretary/Clerk[1]

[1]Strike one not applicable.
[2]Strike if not applicable.

The bids received from Lewis Chevrolet Co. and Canton Motors were opened in the presence of representatives of each firm and were read as follows: Lewis Chevrolet Co. for two pickups - $3,011.66 and Canton Motors for two pickups - $3,282.12. With some few changes and additions, the final bids of $3,131.66 and $3,337.56 were reviewed and a motion was made by Harvey Fincher and seconded by J. W. Barron Sr. that the lowest bid of $3,136.66 by Lewis Chevrolet Co. be accepted. The pickup were to be white with red interior with delivery to be within 30 days. Motion carried unanimously.

Mr. & Mrs. George Pitts and Mrs. Udell Scott met and discussed the proposal of a water line extention on West Highway #64 extending outside of the city limits. The council unanimously agreed to check into the feasability of such water line extension, securing the prices of pipe, necessary footage needed and would make a study to be reported at next meeting.

Clayton Bolt met and discussed the right-of-way into the dump grounds and the possible street to the airport, through his proposed addition. It was unanimously agreed that it has become necessary to work out this bottleneck and the council would meet at 8 o'clock Wednesday to review, on foot, this property and report their findings at the next meeting.

Jim January met and discussed proposed plans for a subdivision. The Ordinance of Subdivisions was reviewed and questions concerning some phases were discussed and the secretary was instructed to send to Mr. January a copy of this ordinance for all references for such proposed subdivision plans.

Tommy Robinson met and presented a group hospital insurance plan for the employees and officers of the city. It was agreed that the plan would be studied and any action taken would come at a later date.

A motion was made by Harvey Fincher and seconded by B. R. Mahaffey that the secretary write the Federal Aviation Agency for the application as filed for aid, be reconsidered. Motion carried.

A motion was made by J. W. Barron Sr. and seconded by B. R. Mahaffey that M/V street lights be installed in the Rolling Hill Addition and that the secretary notify the Texas Power & Light Co. to install same. Motion carried unanimously.

A proposal for construction of two forty feet hangers at the airport from Herman Gullett and Jim B. Burns was read and discussed and a motion was made by Harvey Fincher and seconded by Loyal Campbell that permission be granted to them for the erection of the hangers and authorization given to Herman Gullett to purchase a wind sock and install same with bill to be sent to city for payment. The hangers to be erected will be allowed to remain for one year at this location or until the facilities require adjustment at this location. Motion carried unanimously.

The audit of the Water and Sewer Operating Fund for the year of April First, 1965 to March 31, 1966 as prepared by Sherm and Morgan was reviewed.

The secretary was instructed to secure prices of 2½, 3 and 4 inch PVC pipe from Joe Mahaffey of Johns-Manville Co. and contact Mrs. Eunice Travis for the price she would sell to the city, the ten acres of land owned by her that joins the city dump grounds, less royalty acres with city to retain leasing rights.

It was unanimously agreed that the Canton Rural Water Corporation deposit with the city a water deposit of $250.00 in lieu of the $500.00 bond as previously agreed upon.

Other city business was discussed but no action taken. Loyal Campbell moved that the meeting adjourn. J. W. Barron Sr. seconded the motion. Motion carried.

ATTEST:

_____
Mayor

_____
Secretary

* *

Canton, Texas
May 3, 1967

The Canton City Council met in a Called Meeting in the City Hall with Mayor, Sam Hilliard, presiding and the following members present: B. R. Mahaffey, Harvey Fincher, J. W. Barron Sr., Alton Smith and Loyal Campbell. Absent: None.

The purpose of the meeting was to discuss the proposal of W. Ernest West of accepting the remainder of the Woodland Acres-West Addition. The City Attorney, Joel C. Elliott presented the facts concerning acceptance and ordinances governing same. As the city council had not received a formal application requesting acceptance of this portion of the plat from Mr. West but with his personal appearance at this meeting, such application was waived and Mr. West agreed to conform to all ordinances governing subdivisions.

A motion was made by Loyal Campbell and seconded by J. W. Barron Sr. that this remaing portion of the plat of Woodland-Acres-West Addition be accepted with authorization for the mayor and secretary to sign said attached resolution that sets out certain restrictions and that same be recorded in the Plat Records and Deed Records of Van Zandt County. Motion carried unanimously.

There being no further business, meeting adjourned.

ATTEST:

_____
Mayor

_____
Secretary

ELLIOTT AND ELLIOTT
ATTORNEYS-AT-LAW
CANTON, TEXAS 75103
PHONE 567-4141
166 N. BUFFALO

STATE OF TEXAS
CITY OF CANTON

COUNTY OF
VAN ZANDT

RESOLUTION

APPROVAL WOODLAND ACRES-WEST ADDITION LYING NORTH OF AVENUE B IN SAID ADDITION TO THE CITY OF CANTON, TEXAS SUBJECT TO CERTAIN RESTRICTIONS AS CONTAINED IN SAID RESOLUTION.

COPY

WHEREAS, on the 3rd day of May, 1967, pursuant to a called meeting for the purpose of hearing the proposal of W. Ernest West that the portion of Subdivision Woodland Acres-West Addition lying north of Avenue B by the City Council, City of Canton, Texas convened in special session, at the regular meeting place thereof, in the City Hall. The meeting was called to order, with Mayor Hilliard presiding and all of the City Council Members present.

WHEREUPON, the Council proceeded to discuss the lawsuit filed by the Honorable W. Ernest West against the City of Canton concerning Subdivision Woodland Acres-West Addition to the City of Canton and upon what terms the City of Canton would approve said plat as filed in the County Clerk's office in Volume 3 at page no. 3 of the Plat Records of Van Zandt County, Texas.

AND WHEREAS, the Honorable W. Ernest West agreed to dismiss his suit against the City of Canton with court cost adjudged against the plaintiff.

BE IT RESOLVED by the City Council of the City of Canton:

(1) That the City of Canton hereby approves plat of Woodland Acres-West Addition lying North of Avenue B to the City of Canton as filed in Volume 3 page no. 3, of the City of Canton, Texas subject to the following enumerated stipulations and restrictions:

(a) That said portion subdivision plat lying North of Avenue B is accepted on the basis that the subdivider, his heirs, administrators, executors and assigns forever shall comply with the subdivision ordinance as passed by the City Council of the City of Canton on March 14, 1967 which or-

dinance is filed in Book 4 at pages 22 and 23 of the minutes of the City of Canton located in the City Hall, Canton, Texas;

(b) That said portion of subdivision lying North of Avenue B is approved subject to the resolutionsof the City Council as filed on April 12, 1966 in Book 3 at pages 85 and 86 of the minutes of the City of Canton located in the City Hall, Canton, Texas said resolution pertaining to construction and financing of utilities to subdivision to the City of Canton;

(c) That the Subdividor of Woodland Acres-West Addition shall construct a bridge in a workmanlike manner to a width of thirty feet (30') Connecting Tanglewood or Maplewood streets in Woodland Acres Subdivision;

(d) That the area on said plat situated east of West Lane in Woodland Acres-West Subdivision is hereby reserved by subdividor, his heirs, and assigns forever for future development;

(e) That the area reserved on said plat between Avenue C and Towles Drive is reserved exclusively for a private park foruse of homeowners in said subdivision their executors, administrators, and assigns forever.

PASSED:

APPROVED:

Mayor

APPROVED:

City Attorney

ATTEST:

City Clerk

APPROVED:

W. Ernest West
Subdividor

Canton, Texas
May 9, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding with the following members present: Alton Smith, J. W. Barron Sr., Loyal Campbell, B. R. Mahaffey and Harvey Fincher. Absent: None.

Mrs. George Pitts met and discussed the proposed water line extention on West Highway #64 and the figure of $1,086.47 was presented for the laying and construction of said line. It was unanimously agreed that a contract agreement be drawn when the number desiring the service was determined and their pro rata share of cost was paid into the city.

A letter requesting a large street numbered map was read from Kennith Ralph and it was unanimously agreed that he could receive same with the payment of $2.50.

Letters from C. C. Reid and Albert Wise were read requesting street light installations. A motion was made by Loyal Campbell and seconded by Alton Smith that a M/V street light be installed at the creek bridge on Pecan Street but that the secretary notify Mr. Reid that eventially M/V street lights would be installed on Big Rock Street according to the street light planning policy of lighting and replacements. Motion carried unanimously.

A request from Mrs. L. F. Merchant was presented asking that the city do some street work on a vacant lot adjoining her property in the Jones Addition. It was unanimously agreed that she be notified that the city has no street equipment but that Mr. Stegall will notify Commissioner, Holland of this problem.

It was unanimously agreed that the ten acres belonging to Mrs. Eunice Travis, that adjoins the dump grounds be offered for purchase from her at $2500.00 with Warranty Deed to be made giving her all mineral rights but that the city maintain the leasing rights and that she bear the cost of the deed. The secretary was instructed to notify her of this offer and report at the next meeting.

It was unanimously agreed that, after reviewing the land offered by Mr. Clayton Bolt for trade for city land, that the city is not interested in such a trade and that they would not be justified in spending money for the construction of the road along the airport and that the secretary notify him of their decision.

The financial statement for the year of April 1, 1966 - March 31, 1967 was presented and reviewed. It was unanimously agreed that it be condensed and published in the Canton Herald.

Mr. Tom Moore, representative of Lone Star Gas Company, met and presented an ordinance asking for a change in gas rates for the city. All things were discussed but no action taken. Further information was to be secured concerning request and would be presented at next meeting.

A request for the installation of street tile at the Travis Building on Wills Point Street was discussed and a motion was made by J. W. Barron Sr. and seconded by B. R. Mahaffey that the tile be installed by the city employees when the sewer line is constructed on W. Highway #243 and the construction of water and sewer lines and taps are completed in the Rolling Hill Addition. Motion carried.

It was unanimously agreed that the Mayor be authorized to purchase a load of sewer tile when the amount and size needed is determined.

There being no further business, a motion was made and seconded to adjourn. Mottion carried.

ATTEST:

_____
Mayor

_____
Secretary

* * * * * * * * * * * * * * * * *

Canton, Texas
June 13, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding and the following members present: B. R. Mahaffey, Harvey Fincher, J. W. Barron Sr., Alton Smith. Absent: Loyal Campbell.

Minutes of the previous meeting were read and approved as read with a motion by Alton Smith and second by J. W. Barron Sr.

Mr. Aaron Jensen met and discussed a drainage problem at his residence on S. Athens Street. It was unanimously agreed that each councilman would look over the situation and report their findings at the next meeting.

Mr. C. N. Burt met and discussed the progress of the Mill Creek Watershed proposed lakesite and cost of same and presented a bond appraisal of proposed bonds and bonds to be sold. He asked for a copy of the 1965-1966 and 1966-1967 audits as prepared by Sheram and Morgan, Auditors, with permission to present the figures to the Municipal Bond Advisory Council of Texas. The audits were read, reviewed and discussed. It was unanimously agreed that no bonds would be sold at this time and that copies of the audits be handed to Mr. Burt with permission granted to present the figures as asked.

Jim January and Dale Bidwell met and presented a preliminary plat for a proposed addition asking the council for opinion of context, annexation and possibilities

of water and sewer construction. It was unanimously agreed that when all necessary legal forms and completed plans were presented, the council would take action as was necessary at that time.

Mr. Frank Morris of Southwestern States Telephone Company met and presented request to change tarrif content of franchise omitting two party business phones and four party residence phones, stating that when direct dialing went into operation, such phones could not be serviced effectively. After a thorough discussion, it was unanimously agreed that, at the present time, each individual be allowed the service he desires and that the secretary notify the telephone company accordingly.

J. W. Barron Sr. made a motion that was seconded by Harvey Fincher that Mr. Floyd Hunter file tax suits on those that had failed to pay taxes. Motion carried unanimously.

A rental agreement as prepared by the Administrator, Mrs. Agnes Wetherholt, for the J. A. Peace Estate, was read and J. W. Barron Sr., moved that it be approved. Harvey Fincher seconded the motion and upon vote, all voted for. (Said agreement attached and becomes part of this minute.).

A request for electricy to be run to the hangers now located and erected on the air strip was read and a motion was made by Harvey Fincher and seconded by J. W. Barron Sr. that the Texas Power & Light Company be contacted and see what was needed and what they would do to help the situation and if they could not go all the way with the line, that the city be responsible for the balance with the electricy bill being paid by the hanger owners. Motion carried.

The C-99 Drive In and Alden Parker Laundry water and sewer charges were discussed and it was unanimously agreed that each business be charged $2.50 for sewer and each business be charged with minimum water rates with balance to the Alden Parker Laundry account.

A request from Frank Young whose residence is located outside the city limits on the Mill Creek Road asking for a water connection was read and it was unanimously agreed that he would pay the cost of one and one-quarter inch water pipe plus labor for pipe run from the city limit line around the road or lay his own line, to be any size desired, through the field but that the meter would be placed at the city limit line and the city would not be responsible for any breaks or leaks and that no other connection be allowed to tap the line. It was also agreed that all ordinances, rules and regulations would apply.

The dedication of the extention of Forrest Drive in the Town & Country Addition was read and a motion was made by Harvey Fincher and seconded by B. R. Mahaffey that it be accepted. Motion carried with said dedication to become part of this minute.

Permission from the Texas State Highway Department for laying of a 2" water line extention on West Highway No. 64 was reviewed and all requirements explained. An agreement was read binding the persons desiring this line and it was unanimously agreed that when all signatures were secured, that the city lay the line according to all specifications of the Texas Highway Department.

The street lighting plans for Buffalo Street were studied and a motion was made by Harvey Fincher and seconded by Alton Smith that the Texas Power & Light Co. be notified and authorized to install according to plan the 38 Mercury/Vapor lights and remove 10 of the 189 watt lights with an increase of approximately $70.00 per month when construction is complete. Motion carried unanimously.

Employee vacations were discussed and it was unanimously agreed that a weeks paid vacation be allowed everyone and that they be taken between now and September or be lost. No vacations would be allowed an employee that would fall on First Monday or meter reading and office personnel to work theirs out so as not to interfer with major office procedure.

A discussion of the need of drilling another water well followed and it was agreed that each council member would think of all prospective locations and report at next meeting their decisions.

It was also unanimously agreed that the secretary contact Miss Martha Utts and make arrangements for her fence to be moved for the opening of Kaufman Street that was dedicated by her to the city to replace the original street.

There being no further business, meeting adjourned.

ATTEST:

_____
Mayor

_____
Secretary

DEDICATION OF EXTENSION OF FORREST DRIVE,

A STREET IN THE TOWN AND COUNTRY SUBDIVISION

TO THE CITY OF CANTON, TEXAS

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF VAN ZANDT §

That heretofore Town and Country Subdivision to the City of Canton, Texas, was dedicated by E. B. Jones, said subdivision having been approved by the City of Canton, Texas, and filed for record in the Plat Records of Van Zandt County, Texas, and special reference is hereby made to said subdivision for all purposes; and

WHEREAS, said subdivision was purchased by Jim January from said E. B. Jones, and special reference is made to said conveyance for all purposes; and

WHEREAS, certain lots in said subdivision have been heretofore conveyed and a considerable number of houses have been constructed in said subdivision; that it is the desire of said Jim January to extend the street designated as Forrest Drive northward in order to extend to the Northeast boundary line of said subdivision:

NOW THEREFORE, I, Jim January, being the owner of the following described property, do hereby dedicate to the use of the public the following described land:

All that certain lot, tract or parcel of land, lying and being situated in Van Zandt County, Texas, being a part of the JAMES DOUTHIT SURVEY, Abstract No. 198, and being part of a 30 acre tract described as First Tract in deed from J. F. Sides and wife, to E. B. Jones, dated April 22, 1965, recorded in Vol. 611, page 41, of the Deed Records of Van Zandt County, Texas.

BEGINNING at a point 190.05 feet South 46 deg. 17 minutes East from the North corner of the hereinabove referred to 30 acre tract, which beginning point is the North corner of Lot No. 1 in Block No. 4 of Town and Country Subdivision to the City of Canton, Texas;

THENCE South 45 deg. West with the North West line of Lot No. 1, Block No. 4 of Town and Country Subdivision to the City of Canton, Texas, at 85.3 feet to a stake for corner at the East corner of where Forrest Drive dead ends;

THENCE North 45 deg. West at 40 feet to a stake for corner at the North corner of where Forrest Drive dead ends;

THENCE North 45 deg. East at 85.3 feet to a stake for corner in the North East line of the hereinabove referred to 30 acre tract;

THENCE South 46 deg. 17 minutes East at 40 feet to the place of beginning.

That the hereinabove described property shall be an extension of Forrest Drive, a street as shown in said subdivision.

Witness my hand at Canton, Texas, this 23rd day of May, 1967.

/S/ Jim January

THE STATE OF TEXAS ‖

COUNTY OF VAN ZANDT ‖

BEFORE ME, the undersigned authority, in and for Van Zandt County, Texas, on this day personally appeared Jim January known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of May, A. D. 1967.

/S/ C. L. Stanford
Notary Public in and for
Van Zandt County, Texas

THE STATE OF TEXAS ‖

COUNTY OF VAN ZANDT ‖

This is to certify that the City Council of the City of Canton, Texas, at a meeting held on the 13th day of June, 1967, approved the dedication of the extension of Forrest Drive, a street in the Town and Country Subdivision to the City of Canton, Texas, as hereinabove described by metes and bounds.

Given under my official hand this the 13th day of June, 1967.

/S/ Sam Hilliard
Mayor, City of Canton, Texas

ATTEST:

/S/ Ardenia Steed
City Secretary

Canton, Texas
July 11, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding with the following members present: J. W. Barron Sr., B. R. Mahaffey and Alton Smith. Absent: Harvey Fincher and Loyal Campbell.

Minutes of the previous meeting were read and approved as read with a motion by Alton Smith and seconded by J. W. Barron Sr.

Mr. Pete Carroll of Streetman, Texas, met and asked permission to be allowed space on First Monday Grounds for the following Trades day for pony rides. After a thorough discussion and the rules and regulations were read, it was voted to not allow ponies as all horses, chickens and etc were excluded for healthful purposes and that the secretary be authorized to notify him of their decision.

A building permit was presented for the purpose of building a farm supply store by Kenneth Tucker on West Dallas Street. Permit was approved as no zoning code has been adopted. It was unanimously agreed that a sewer manhole would have to be lowered as it was in the way of the entrance for this construction.

Mr. Boyd of the F HA met and discussed the extention of the Canton Rural Water Corporation water lines to include some thirty (30) customers. It was unanimously agreed that the City approve preliminary application with final approval to be considered when the engineering layout was completed.

A discussion of water filtering maximum and the drilling of another water well followed. A bid proposal for the drilling of the well, including price of pump and electrical wiring was read from Andrews and Foster of Athens. It was unanimously agreed that this not be done at this time but each member would consider the aspects and emergency of this need should such arise.

Quit-claim deed to D. T. Riley and W. E. West concerning the surveying problem of their properties being established on city property were read and discussed. A motion was made by Alton Smith and seconded by J. W. Barron Sr. that they be approved and the Mayor and Secretary be authorized to sign them.. Motion carried unanimously.

Mr. Thomas Moore of the Lone Star Gas Company met and presented facts and figures for his company's proposal for rate changes. After thoroughly discussing such proposal, a motion was made by B. R. Mahaffey and seconded by Alton Smith that it be refused at this time and that the secretary notify Mr. Moore by letter of their decision. Motion carried unanimously.

It was unanimously agreed that the city employees working on First Monday grounds for Sunday be paid $15.00 and employee on duty be paid $5.00.

Then came on a discussion of city business with the following approvals: Water hose be removed from fire plug on Hilliard Drive that had been installed for use by highway construction crew and was no longer being used; That holes be placed in each and every trash barrel located on the First Monday Grounds; Water line behind January apartment building be installed and eight (8) water meters be set; That 2" water line be layed on West Highway 64; Culvert on West Dallas Street at Dodson Street be opened and smoothed for easier entrance; Purchase fifty (50) bushels of grass from D. G. Goodell of Eustace and that Mr. Staley and Mr. Dearing be hired for setting it out; Work to be done by city employees was outlined for more efficient planning and completing of work as follows: All work must be done by work orders through the city office; Mr. Stegall and Mr. Janes to report to the office each morning and work out with Mrs. Steed as to urgency and completion of work orders that have been made; that employees use radio to notify city office their locations all during the day; that Mr. Stone and Mr. Dearing be hired as extra help to complete all mowing, cemetery upkeep and other work that is required to help regular employees to complete their necessary duties of summer requirements.

It was unanimously agreed that Mr. Frank Young's application for city water outside of the city be approved when he pays the cost of the pipe plus 10¢ per foot for digging.

There being no further business, meeting adjourned.

ATTEST. _____ Mayor

_____
Secretary

* *

Canton, Texas
August 8, 1967

The Canton City Council met in Regular Meeting in the city hall with Mayor, Sam Hilliard, presiding with the following members present: Loyal Campbell, Alton Smith, J. W. Barron Sr. and Harvey Fincher. Absent: B. R. Mahaffey.

Minutes of the previous meeting were read and approved as read.

The Mayor gave a resume of the recent joint meeting of mayors and city secretaries of the county. All agreed that problems were confronting each city alike as to volunteer firemen in fighting rural fires, needed police protection and street repairs. It was unanimously agreed that all county mayor, councilmen, secretaries and fire chiefs call a joint meeting and present these problems to

C O N T R A C T

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VAN ZANDT §

That this agreement and contract made and entered into this 19th day of July, 1967, between the City of Canton, a municipal corporation, of Van Zandt County, Texas, hereinafter called party of the First Part, and George Pitts, Charles E. Branton, Udell Scott and A. L. Wann, all of Van Zandt County, Texas, and hereinafter referred to as parties of the Second Part:

WHEREAS, the said party of the First Part owns and maintains a six inch water main from the City Water Works to the City Limit line and which runs along the South side of State Highway No. 64; and

WHEREAS, the said parties of the Second Part are desirious of securing municipal water by paying $1,086.44 for the construction cost of a two inch water line to be connected to the said existing six inch water main and extending approximately 3700 feet along the South side of said State Highway No. 64, each party of the Second Part having paid his pro rata share of $271.61; and

WHEREAS, the said party of the First Part has agreed and does by these presents agree to sell water to the said parties of the Second Part, now therefore, in consideration of the foregoing agreement, the said parties of the Second Part expressly agrees and promises unto the said party of the First Part, that said parties of the Second Part will pay unto the said City of Canton, the water tapping fees, deposits and water service rates as specified in all prevailing ordinances, subject to the following conditions, to-wit:

I

That the said City of Canton, party of the First Part, will construct, install, maintain and repair said water line and when completed shall become the property of the said party of the First Part.

II

That the said parties of the Second Part hereby agrees that any or all other persons who tap and connect and use water from the line as installed shall first pay unto the City of Canton their pro rata cost share of said line plus the water tapping fees, deposits and water rates as specified in all prevailing ordinances, however it is the intention of the parties hereto, and expressly agreed and understood by them, that the said City of Canton shall install only ten meters to said line, which shall be installed at the property line of each such party connecting to said line.

III

It is further understood that the party of the First Part agrees to refund to the undersigned parties of the Second Part, their heirs or assigns, their pro rata share per additional connection of the initial cost.

WITNESS OUR HANDS, this the 19th day of July, 1967.

PARTY OF THE FIRST PART

CITY OF CANTON

BY Sam Hilliard
~~Sam Hilliard, Mayor~~

ATTEST:
Ardenia Steed
Ardenia Steed, City Secretary

PARTIES OF THE SECOND PART

George Pitts
George Pitts

Udell Scott
Udell Scott

Charles E. Branton
Charles E. Branton

A. L. Wann
A.L. Wann

STATE OF TEXAS
COUNTY OF VAN ZANDT

That I, Udell Scott and wife, Willie Mae Scott, for and in consideration of the sum of one dollar ($1.00) cash to me in hand paid by the City of Canton, Texas, receipt of which is acknowledged, the further consideration of being allowed to connect my premises with the water and sewer systems, hereinafter described, and the further consideration of the benefits to be derived by me on account of the construction, reconstruction, and maintenance by the City of Canton, of said water and sewer lines in and through my certain premises hereinafter described, do hereby give and grant to the said City of Canton, a municipal corporation of Van Zandt County, Texas, the right to construct, reconstruct, and perpetually maintain water and sewer lines together with all necessary laterals in, upon, and across: Being part of the T. Mills Survey, Abst. No. 549 and being the land described in a Warranty Deed from Edward Warren to Udell Scott as recorded in Vol. 336, page 9, Deed Records of Van Zandt County, Texas, less 4.223 acres as deeded to A. L. Perry as recorded in Vol. 635, page179, and 28 acres of lands as deeded to George A. Pitts and wife Mary and recorded in Vol. 639, page 102, Deed Records, Van Zandt County, Texas. Said lands being 2.477,acres, more or less.

To have and to hold the same perpetually to the City of Canton, Texas and its successors together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of construction, reconstruction, and maintaining said lines, and for making connections therewith; all upon the conditions that the City of Canton, will at all times, after doing any work in connection with the construction, reconstruction, or repair of said lines, or any lateral thereof, restore said premises to the condition in which same were found before such work was undertaken, and that in the use of said rights and privileges herein granted the City of Canton will not cause or create a nuisance or any act that will be detrimental to said premises.

Witness our hands, this the 24th day of July, 1967.

Udell Scott

Willie Mae Scott

THE STATE OF TEXAS)
)
COUNTY OF VAN ZANDT)

BEFORE ME, the undersigned authority, in and for said Van Zandt County, Texas, on this day personally appeared Udell Scott and Willie Mae Scott, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Willie Mae Scott, wife of the said Udell Scott, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Willie Mae Scott acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th days of July, A. D., 1967.

Notary Public in and for
Van Zandt County, Texas

(SEAL)

the Commissioner's Court asking for better cooperation with the county as a whole with the major problem of rural fire fighting.

A resolution was presented and read as follows:

BE IT RESOLVED that the Fire Department approach the City Council and define their needs for fire fighting equipment. The firemen have for years answered fire calls in the City of Canton and surrounding areas. Antiquated fire fighting equipment has not only made the task of fighting fires difficult, but hazardous to these firemen. Unless adequate equipment is provided the city must seek elsewhere for their fire protection.

UNANIMOUSLY APPROVED: R. C. Hadley, G. S. Burgess, Felix Bass, B. J. Peace, Clyde Thomas, Cecil Tawater, Lester Slaton, Ronnie T. McNeely, Larry Norman, Ellis H. Clark, J. D. Matthews, Dean Brown, Glenn Norman, Chick Chaney, Garth W. Slaughter, J. L. Peace and Curtis Hilliard.

The Mayor, Sam Hilliard, contacted Dean Brown, Fire Chief, and asked what their immediate needs were and reported to the council that a new motor for the G I fire truck was needed. A motion was made by J. W. Barron Sr. and seconded by Loyal Campbell that Mr. Brown be authorized to locate and purchase an industrial motor for this truck. Motion carried unanimously.

A letter from the Canton Chamber of Commerce was read asking that the population signs be changed from the 2045 to a recent figure. It was unanimously agreed that an accurate census be conducted jointly by the city and the Chamber of Commerce with the city paying half of the cost and that Mrs. Steed work with them in securing this census in order to determine a figure and reason for changing said population figures.

It was unanimously agreed that the city streets needed marking badly and that the secretary try to contact someone that has equipment to complete this and will mark all streets as soon as possible.

The Semi-annual Hillcrest Cemetery Trust Fund report was read and reviewed and it was decided that perhaps an appointed sexton would help kee the cemetery in a more orderly manner and that each councilman think about this and report their findings and opinions at the next meeting.

It was reported by police chief, Bonteel Jones, that a wooden fence that is constructed in the Jones Addition is a traffic hazard and that several nearly severe accidents had occurred there, and that the fence was installed by Jim January and would be moved by him if deemed by proper action of the Council. A motion was made by Harvey Fincher and seconded by Loyal Campbell that the following resolution be passed and approved:

RESOLUTION

WHEREAS, a wooden fence is constructed along the Old Kaufman Road within the Jones Addition of the City of Canton, and

WHEREAS, accidents and near accidents have occured because of a blinded traffic flow from Bois D Arc Street and Nichols Road onto the Old Kaufman Roard;

NOW,THEREFORE BE IT RESOLVED, that this fence is decalred a hazard and shall be removed to an extent that shall allow for a clear and distinct view for all on-coming traffic.

PASSED AND APPROVED this 8th day of August, 1967.

_____
Mayor

ATTEST:

_____
Secretary

The need of additional rest room facilities on the First Monday Grounds was discussed and by unanimous vote were authorized for construction with Mr. Joe Lewis doing the concrete floors, Lyonel James or G. R. McWilliams to lay the concrete tile and Les Dailey to do the plumbing and that Bonteel Jones be in charge of such construction and secure a carpenter to construct the roof and that steel panels and pay lock doors for 5 or 6 additional commodes with the installation of shower facilities be provided.

Discussion of the need of a parade or marching ordinance followed with the secretary being instructed to contact the City of Terrell for an example ordinance and should it be acceptable to pass and publish same.

It was unanimously agreed that parallel parking be installed on West Dallas Street and West Tyler Street from South Buffalo Street to South Athens Street.

Mr. Loyal Campbell presented a proposal for the council to release him of all responsibility and liability of contract for Radio Antenna of County Butane Company and Pargas, as he was no longer connected in any way with these firms. It was unanimously agreed that Pargas be notified by the secretary that the antenna as now mounted on the water tower may remain but that a monthly rental charge in the amount of $12.50 will be due on the first of each month beginning September 1st and that all liabilities resulting from any accident that occurs as to damages or claims resulting directly from the antenna be assumed by them and should either part wish to terminate this agreement a thirty (30) day written notice shall be given.

The City Council then called in Mr. W. O. Carpenter, nightwatchman and asked him about the undetected fire of Canton Auto Parts building. Mr. Carpenter reported that he had not been to the building ever since its construction and that he was at the Smith Laundry at around 11:00 P.M. and around 5:00 A.M. but detected nothing that

indicated fire. Mr. Carpenter then was questioned about the procedure of nightwatching and was read the instructions given him in February, 1965. He said he had not carried out thes specified instructions and asked that the council raise his salary or accept his resignation as of September 1st. The council unanimously agreed that the present salary remain and that his resignation be accepted with the secretary being instructed to notify him by letter of their decision.

There being no further business, the meeting adjourned.

_____
Mayor

ATTEST:

_____
Secretary

* *

Canton, Texas
September 12, 1967

The Canton City Council met in Regular Meeting in the city hall with Mayor, Sam Hilliard, presiding with the following members present: B. R. Mahaffey, Harvey Fincher, Loyal Campbell and Alton Smith. Absent: J. W. Barron Sr.

A letter from Federal Aviation Aeronaunics Commission granting an allocation of $72,120.00 for the Canton-Van Zandt County Airport was read and discussed and unanimously agreed that such rules and regulations governing said acceptance of grant could not at this time be accepted and that the secretary be instructed to notify them of their action.

A letter of resignation from Casey Elliott as City Attorney was read and discussed. It was with regret but resignation was accepted. The Mayor and/or secretary was then instructed to contact L. F. Sanders and see if he would act as city attorney with a retainer fee or charge on fee basis for work done for the city.

A letter was read from Judge Truett Mayo and the Commissioner's Court stating that they had granted $300.00 per year for the Canton Fire department's expense for fighting rural fires.

After a discussion of the condition of the city fire equipment, a motion was made by Harvey Fincher and seconded by Alton Smith to purchase and install a new motor in the rural fire fighting G I truck and that Mr. Dean Brown be authorized to locate and purchase and install same. Motion carried unanimously.

The secretary was then instructed to set up a card file on all rural fires as reported by the Sheriff's Department as to date, place, cause and that a fine of $25.00 be assessed when fires were deemed willfully set.

Mr. D. D. Mitchell met and discussed a proposed subdivision of property owned by him. Surveying of lots and presentation of a proposed plat was explained to him with regard to the Subdivision Ordinance now in effect. Also the construction of water and sewer in the subdivision was discussed. He stated that his residence was under construction and that he was in need of water. It was unanimously agreed that when a water tap was paid by him that the city would tap the 6" main on the Mill Creek Road and a meter would be set on his property line but that he would be responsible for the cost of the water line to his residence and that no other person would be allowed to connect to it until his plat for subdivision was presented and approved.

Construction for enlarging the present restrooms located on the First Monday grounds was approved and Bonteel Jones was authorized to see that all work be done by local firms.

The plans and cost of installing metal toilet compartments with locks for the First Monday restrooms were presented and approved for purchase at the price of $1374.00 from Big State Building Materials, Inc. of Tyler.

Mr. Jim January in behalf of the Chamber of Commerce met and discussed the possibility of extending the city limits. The secretary was instructed to give to him the legal proceedure for such extentions.

Then came on the discussion of damages to the apartment house of Jim January on Bois D Arc Street by stoppage of a city sewer main. An estimate of $832.50 was presented replacing flooring and carpeting in the four apartments with Mr. January asking for help in this replacement. After a thorough discussion, it was unanimously agreed that he be given a $300.00 credit for this damage on his account with the city and that he be notified in writing of this credit and balance due on his account.

Mr. J. S. Gibbs has made application for a water tap which would connect to the line extention outside the city limits on West Highway 64 and would necessitate pushing under the highway. It was unanimously agreed that the city lay this line and Mr. Gibbs be charged for the cost of pipe plus labor for three men for one day. The cost of pipe being 48¢ per foot for 1½ inch and 30¢ per foot for 1 inch pipe, and work order be made so that all materials and labor can be listed so that charges can be assessed to Mr. Gibbs accordingly.

A proposal was presented asking that the city waive the bill for water and sewer to the Teen Club. It was unanimously agreed that the water went through the meter and that the Teen Club was responsible for the account as charged.

City affairs were discussed and the secretary was instructed to contact Mr. Alden Parker to meet with the council in their next regular meeting; write Sheriff,

B. W. Ward concerning rural fire report investigations and appreciation of same; Notify Gerald Reed that the property he now owns on West Highway 243, is a natural drain and that it cannot be dirt filled to the point of closing said drain; and notify the city employees that they cannot be allowed to tap, repair or check any of the Canton Rural Water Company's lines or equipment.

It was unanimously agreed that the grass and grounds of First Monday needed fertilizer and that 500 pounds of 0-20-20 fertilizer be authorized purchased and distributed by city employees.

After discussing the nightwatchman's proposal of extending his job, it was unanimously agreed that he be allowed to continue his duties until January 1, 1968.

A motion was made by Loyal Campbell and seconded by B. R. Mahaffey that the employees, F. H. Stegall, C. W. Janes, Truman Easley, Margaret Friday and Mrs. Ardenia Steed be granted a $10.00 per month increase in salary as of September 1st. Motion carried unanimously.

There being no other business, a motion was made and seconded to adjourn. Motion carried.

_____
Mayor

ATTEST:

_____
City Secretary

* * * * * * * * * * * * * * * * * * * *

Canton, Texas
October 10,1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard presiding with the following members present: J. W. Barron Sr., Harvey Fincher, Loyal Campbell, B. R. Mahaffey and Alton Smith. Absent: None.

Minutes of previous meetings were read and approved as read.

A request from O. C. Armstrong, Box 87, Grand Saline, Texas, was read asking permission to construct a hanger for his airplane at the airport. It was unanimously agreed that permission be granted but only on temporary basis as construction could alter permanent structures. The secretary was instructed to notify him of this permission.

A letter from the Texas Aeronautics Commission granting $18,000.00 for the Canton-Van Zandt County Airport was read. No action was taken at this time, as instructions would be received at a later date. The contract with Perry & Perry, engineers for the airport, was discussed and the secretary was instructed to contact the city attorney on the legality of this contract as the city has not seen or heard

from Mr. Perry in Months.

A request for street lights to be installed on Oak Street was read and it was unanimously agreed that Texas Power & Light Company be authorized to install same as needed on Oak Street and the end of Stacey Street where residences are completed.

Mr. Albert Cline of Water Tank & Service Company met and discussed the condition of the water towers and storage tank after his inspection, stating that the coating that was placed by his company in years passed was in perfect condition but that all tanks and towers needed painting. There was a fungus type found in the 250,000 gallon storage tank that could not be identified. A motion was made by Harvey Fincher and seconded by Loyal Campbell that the attached contract be accepted and that Mr. Cline try to identify the trouble by having a complete analysis of the water. Motion carried unanimously with authority given to the Mayor and Secretary to sign said contract, with said work to be done at a time when water demand was low.

Alf Foster met and discussed the possibility of converting the Old Jail Building into a Van Zandt County Museum, explaining the cost of restoration to the building and asking for support from the City. After a thorough discussion, it was unanimously agreed that a resolution be drafted adopting the city's support for such project recommending that it be undertaken by the Chamber of Commerce or other organizations.

Mr. Alden Parker could not be present but had asked that water and sewer lines be installed within his shopping center to take care of all future development. A motion was made by Harvey Fincher and seconded by B. R. Mahaffey that the city install a 4 inch water main connecting at Stacey Street running West into the Parker property when an easement is secured and to run 2 inch water lines North and South to catch all future development with water taps of $25.00 to be paid for each such building constructed. Sewer line construction is to be borne by owner and/or developer, with sewer taps for each building to be $25.00. Motion carried with the instructions for the city employees to complete this installation when the easement is secured from Mr. Parker.

The 1967 Tax Roll was presented with a total valuation of $3,039,275.00. Same was reviewed and approved with a motion made by Harvey Fincher and seconded by B. R. Mahaffey with monies collected to be deposited 50-50 into the General Tax Fund and the General Sinking Fund. Motion carried unanimously.

The parking problem arising next to the Canton Herald Building and adjacent parking lot on S. Capital Street was discussed and was unanimously agreed that signs NO PARKING ANYTIME be erected on the East Side from the back of the Canton Herald

CONTRACT

THIS AGREEMENT, Made and entered into this 10th day of October, 1967, by and between WATER TANK SERVICE COMPANY, INC., DALLAS, TEXAS,

Party of the First Part, and, City of Canton

Canton, Texas

Party of the Second Part

WITNESSETH: That for and in consideration of the sum of $ 1,545.00, to be paid to Party of the First Part by Party of the Second Part, Party of the First Part agrees to do and perform the following described work on the Water Tank belonging to Party of the Second Part, at its own risk and without any liability whatsoever to Party of the Second Part for any accidents, injuries or damages to employees of the Party of the First Part, excluding negligence on the part of the Party of the Second Part.

Clean the interior of the tank.
Clean the exterior of the tank wherever rust and loose paint appear and spot paint with a rust inhibitive primer followed by two (2) complete coats of top grade enamel paint.

Party of the Second Part represents that the said tank located at Canton, State of Texas does not exceed 250,000, gallons capacity, and agrees to furnish the following material for the above work:

Electricity for tools (110 volts).

Party of the Second Part covenants and agrees with Party of the First Part to pay said Party of the First Part the sum of $ 1,545.00 upon completion of the above described work.

Party of the First Part carries full coverage of Workmen's Compensation, Public Liability and Property Damage Insurance at all times:

This work is guaranteed for four (4) years and should the paint break down within that period, due to faulty workmanship or materials, same will be replaced by Party of the First Part without further charge.

WITNESS:

WATER TANK SERVICE COMPANY, INC.
10760 Shady Trail, Dallas 20, Texas

By _____

Its President
Party of the First Part

City of Canton

By _____

Its _____
Party of the Second Part

ATTEST:

Ardenia Steel
City Clerk.

Building to the North corner of L. F. Carpenter's residence with parallel parking allowed by Canton Herald building and latteral parking on the West Side by the J. B. White Company building up to the entrance to the parking lot.

A discussion of the parking and selling on the streets by individuals outside of a business establishment and littering followed. An ordinance was suggested and the secretary was instructed to ask the City Attorney the legality of such and if it could be drawn to take care of such.

Other business was discussed but no action taken and the meeting adjourned.

ATTEST: _____ Mayor

_____
City Secretary

* * * * * * * * * * * * * * * * * * *

Canton, Texas
November 14, 1967

The Canton City Council met in Regular Session in the City Hall with Mayor, Sam Hilliard presiding and the following members present: Harvey Fincher, Alton Smith, B. R. Mahaffey and J. W. Barron Sr.. Absent: Loyal Campbell.

Minutes of the previous meeting were read and approved as read.

A report of the progress that had been made on the Mill Creek Lake was given by the Mayor. Also reviewed was the Federal and State grants for the Canton-Van Zandt County Airport. It was unanimously agreed that Wisenbaker, Fix and Associates be contacted to review these grants and advise us of their findings.

It was unanimously agreed that Texas Power & Light Company be authorized to run an engineering report for lighting of Athens Street and Big Rock Street to conform with the city's lighting program.

Mr. Harold Posey of Mobil Oil Company met and discussed a water drainage problem confronting Peel's Service Station on the corner of North Main Street and Dallas Street. It was unanimously agreed that the city would work with them in any way to combat this problem and the first thing recommended was that a ditch be opened on the West Side of Main Street to carry the water to Terrell Street.

It was unanimously agreed that should anyone be found selling merchandise on First Monday Grounds before the 1:00 P.M. hour on Sunday that they be refused a permit to sell on the grounds any more.

It was unanimously agreed that the following be observed: Old city truck be kept in city lot for city use only; that extra electric outlets be installed on First Monday Grounds and on Van Zandt County Lot; that the drop in Town & Country

Addition located on Forrest Drive be fixed so that it would not be a hazard; E. E. Wycough, Commissioner of Precinct No. 2, has purchased the D. D. Mitchell residence and for his concern, interest and regard for the city's streets that the city waive a sewer tap and hook-up fees by presenting him with this service at the cost of the city.

A contract and agreement of the Texas Highway Department with the City of Canton was read and discussed. A motion was made by B. R. Mahaffey and seconded by J. W. Barron Sr., that the Mayor and Secretary be authorized to sign such agreement. Motion carried unanimously with copy of said agreement becoming part of this Minute.

The Starnes Bros. requested permission to construct at their expense a sand trap at their warehouse on corner of Mill Creek Road and South Buffalo St.. It was unanimously agreed that this request be granted with stipulation that it be elbowed out at tap and the tapping fee of $75.00 be paid as to prevailing ordinance and that a monthly sewer bill of $2.50 be assessed. Trap must be kept in a clean and sanitary manner.

Other city business was discussed but no action taken. Meeting adjourned.

ATTEST: _____ Mayor

_____ City Secretary

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Canton, Texas
November 28, 1967

The Canton City Council met in a Called Meeting in the City Hall with Mayor, Sam Hilliard, presiding and the following members present: B. R. Mahaffey, J. W. Barron, Harvey Fincher and Alton Smith. Absent: Loyal Campbell.

Mr. Royce Wisenbaker and Pat DePamphlis, engineers; Dale Bidwell, surveyor; and Otho Gipe, Soil Conservation Service; met and discussed the Mill Creek Lake program. Progress, problems and needs were discussed for completing the plans for the funding of the program.

Water problems, water wells, filtering plant, meters and water and sewer lines were all discussed. Mr. Wisenbaker stated that he and his firm would work closely with the Soil Conservation Service to have all necessary work completed for construction of the Municipal Lake on Mill Creek. He also was to study the water needs of the city for the coming summer months and determine the city's immediate and necessary

action for combating a water shortage and would report his findings at a later date.

No other business was acted upon and the meeting adjourned.

ATTEST: _____ Mayor

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City Secretary

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Canton, Texas
December 12, 1967

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding and the following members present: B. R. Mahaffey, Loyal Campbell, Alton Smith, J. W. Barron Sr. and Harvey Fincher. Absent: None.

Minutes of the previous meeting were read and approved as read.

City Attorney duties were discussed and an attorney for city affairs was discussed. It was unanimously agreed that L. F. Sanders act as City Attorney and that the Mayor contact Mr. A. A. Dawson to act on city affairs and be paid for such acts.

Bids had been asked for the purchase of a police-nightwatchman car and were opened and read as follows: Lewis Chevrolet Co. - 1968 Chevrolet Chevelle with standard transmission - $1,855.34; Canton Motors - 1968 Ford Fairlane with standard transmission - $1946.93. A motion was made by Loyal Campbell and seconded by J. W. Barron Sr. that the Chevrolet Company, as low bidder, be given order if delivery could be made prior to or by January 1st. Mr. Lewis stated that, if ordered, delivery would be from four to six weeks. They then excused themselves to go check a dealers invoice for the possibility of locating such a car and reported back that there was not one within the district. The council then stated that if such car be available with an automatic transmission they would change specifications and accept same. Mr. Lewis stated that he would call next day giving to Mr. Fincher his findings.

The council then authorized Harvey Fincher to receive all information and make the final decision to place the order for a car that would be based on first delivery as car would be badly needed.

Mr. Morris Bailey met and discussed with the council the problem of flowing traffic at his residence on West Elm street and how they were cutting through his yard. After discussing remeding this problem, it was unanimously agreed that a stop sign be erected at Elm Street and Woodland Drive and that if Mr. Bailey would

purchase post and give the city the authority to erect them on his property that such would be erected by the city.

A demonstration of a trash pickup BILLY GOAT was followed by all and price of purchase was quoted at $426.38 with intake and exhaust hoses at $70.50. Motion was made by Alton Smith and seconded by Harvey Fincher that purchase of Billy Goat with bag only be authorized. Motion carried unanimously.

A report was made that the concrete dip that had been constructed on Big Rock, Little Rock and Tower Streets was too high and was holding water where it would not drain naturally was discussed and unanimously agreed that B. R. Mahaffey check into this matter and see if such could be mended to drain this water.

Billy Ray Bass requested city water for his new residence outside the city limits on the Mill Creek Road. It was unanimously agreed that the city would connect him to the Frank Young water line by his paying one-half the cost to be refunded to Frank Young and a water tap of $35.00 plus obedience to all city ordinances governing same.

It was unanimously agreed that K. & M. Plumbing Company of Wills Point be refunded $100.00 for a water and sewer tap that had been paid for the house on Malinda Lane in the Oak Subdivision as this place is now in the hands of the bank. It was agreed that the sewer main be extended on Malinda Lane to the next lot in order that Jimmy Miller may complete his street construction with all costs to be kept for cost of development of subdivision.

The City Council then requested that Mr. Stegall see if the water loading places for E. V. Kimbrew and Hayden B. Wilburn could be moved from Terrell Street to the back of the Fire Station and report his findings at a later date.

Other city problems were discussed and it was suggested that Policeman Jones contact the County Commissioner's Court about leasing of their radar unit.

Noble Austin requested that there be no parking in front of his service station. It was unanimously agreed that it be marked NO PARKING.

Then came on the discussion of replacing the nightwatchman. All applications were considered and discussed. By secret ballot, Benny Ray Lewis was unanimously hired for the policeman-nightwatchman position with a salary of $350.00 per month.

A letter was read from Jim January requesting street lights for the Town and Country Addition. It was unanimously agreed that Texas Power & Light Co. make a survey of the needs of this addition and that they be constructed when determined.

Other business was discussed but no action was taken and the meeting adjourned.

ATTEST: _____ Mayor

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Canton, Texas
January 9, 1968

The Canton City Council met in Regular Meeting in the City Hall with Mayor, Sam Hilliard, presiding with the following members present: Harvey Fincher, B. R. Mahaffey, and Loyal Campbell. Absent: J. W. Barron Sr. and Alton Smith.

Minutes of the previous meeting were read and approved as read.

The Mill Creek Watershed project was discussed. A meeting with the Soil Conservation Service was proposed when the weather clears and more information is available.

It was unanimously agreed that $5,000.00 be transferred from the Reserve Fund into Athens Federal Savings & Loan Association to the Lake Fund.

City Directories for the coming year were discussed and it was unanimously agreed that a new one be compiled when time was available.

It was unanimously agreed that all car and pickup repairs shall be approved by Harvey Fincher before any work is done.

It was unanimously agreed that the fire hydrant now located in front of the Athens Federal Savings & Loan building needed to be removed and that it be placed on the corner of Tyler Street and Athens Street and that the secretary be authorized to order two (2) fire hydrants and the necessary fittings to change this hydrant and also purchase twenty-four (24) meter rings and lids.

Other business was discussed and it was agreed that Benny Ray Lewis and Bonteel Jones, Policemen, be present at the next meeting to discuss duties and problems.

There being no further business, the meeting adjourned.

ATTEST: _____ Mayor

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City Secretary