

THE STATE OF TEXAS

COUNTY OF SABINE

On this the 9th day of February, 1981, the Honorable Commissioners' Court met in regular session with the following members present, to-wit:

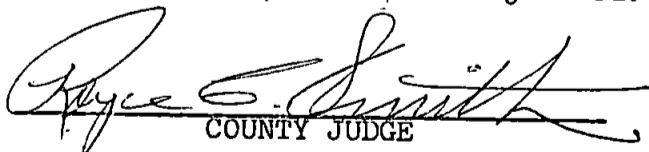
Royce C. Smith	County Judge
R. E. Smith	Commissioner, Precinct No. 1
G. W. Russell, Jr.	Commissioner, Precinct No. 2
Eldridge Ellison	Commissioner, Precinct No. 3
Jimmy Vickers	Commissioner, Precinct No. 4
MinnieGooch	Clerk of the Court

Richard A. McDaniel and Easy Martinez, representatives from Southern Microfilm Corporation met with the court and discussed the filming of old Deed records in the County Clerk's Office. Motion by Commissioner R. E. Smith seconded by Commissioner G. W. Russell, Jr. to film approximately 120 books and have 20 made into new books to purchase this year. The balance to be ordered as the money becomes available. All voted in favor of this motion. The proposal that was discussed is marked "Exhibit A" and attached to minutes of this date.

Joe Liska and Lester Van Pelt III, representatives of York & Associates, which had been collecting Delinquent Taxes for the County Tax Assessor Collector, appeared before the Court. They explained their work and how much they had collected. The Court said the decision would stay as it was made on January 12, 1981, not to renew the contract. The report is attached to minutes of this date and marked "Exhibit B".

Accounts were allowed and made payable

There being no further business, the court adjourned.


COUNTY JUDGE

R. E. Smith
COMMISSIONER, PRECINCT NO. 1

E. Ellison
COMMISSIONER, PRECINCT NO. 3

COMMISSIONER, PRECINCT NO. 2

Wicker
COMMISSIONER, PRECINCT NO. 4

Minnie Gorch
CLERK OF THE COURT

See Exhibits



SOUTHERN MICROFILM OF TEXAS, INC.

900 W. 34TH • P. O. BOX 1824 • HOUSTON, TEXAS 77001
(713) 869-0181

January 7, 1981

Ms. Minnie Gooch
County Clerk, Sabine County
P. O. Box 696
Hemphill, Texas 75948

Dear Ms. Gooch:

As a follow-up to your recent conversation with our plant manager, Mr. Easy Martinez, I am forwarding systems information relative to photographically restoring the valuable Sabine County records now being maintained in your office. We at Southern Microfilm of Texas, Inc., are eager to assist you in evaluating this most economical and practical approach to reclaiming valuable vault space, attaining optimum security, and preserving the present quality and legibility of these important records.

As discussed with you and Judge Smith, Southern Microfilm specializes in the security microfilming and re-creation of large volumes such as those in your vault. Through our specialized microfilming and Xerox Copyflo printing process, optimum records security could be obtained and up to half the storage space in your vault reclaimed for more productive uses. The enclosed systems and pricing information is being forwarded for your consideration.

County Records Restoration Service

<u>Number of Volumes</u>	<u>Price Per Volume</u>
20 - 49	\$198.00
50 - 99	192.00
100 - 299	189.00
300 Plus	184.00

By microfilming the large volumes in your office and reprinting them to the same size as your current recordings, it is apparent that you could recover at least 50% of the storage space now being utilized. Of course, the reprinted books are smaller and easier for the public to use, as well as being more durable. Should a page ever be lost or damaged, you need only let us know and we will reprint it from the film at no charge. The important point is that the security film record may be used to reconstruct all or part of your records at any point in the future, should it become necessary to do so. Of course, we would be pleased to film the books in one session and then systematically print them to paper over a period of time, should budget considerations make this a requirement.

Exhibit "A"

Ms. Minnie Gooch
County Clerk, Sabine County.

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According to the enclosed price schedule, Southern Microfilm will provide the following services:

- (1) Books will be prepared for microfilming by checking the sequence and cutting away the binding, or disassembling, as needed for optimum photographic results. It is extremely rare that optimum photographic results cannot be obtained without cutting the binding.
- (2) Microfilming will be accomplished on your premises by professional personnel, using a precision 35mm Kodak microfilmer and Kodak AHU film. A duplex filming mode will be utilized to achieve a two-sided reproduction and optimum packing density for the finished product.
- (3) The film will be processed to archival standards and inspected at our Houston processing laboratory before being used to print reduced size paper copies, front and back, on quality rag content paper. (Sample enclosed). Custom-printed Hazel binders are also furnished as a part of the service.
- (4) Original books will then be placed in special storage cartons and labeled for retirement to a secondary storage area.

Additional film copies (per 100 foot roll or portion thereof printed at one time) can be made available at the following rates:

1 Roll	\$21.80 per roll
2 - 50 Rolls	18.30 per roll
51 Plus Rolls	17.30 per roll

The enclosed sample copy of a handwritten original is representative of the quality that you could expect from the book re-creation process applied to your older volumes. Please feel free to check with any of the following county clerks who have had this type of work done recently:

- 70 Books - Bastrop County - Mrs. Lucille Fraim (512/321-2311)
- 220 Books - Brazos County - Mr. Frank Boriskie (713/822-7373)
- 41 Books - Chambers County - Mrs. Norma Rowland (713/267-3471)
- 200 Books - Ellis County - Ms. Faye Washington (214/937-1290)
- 20 Books - Navarro County - Mr. James F. Doolen (214/874-5201)
- 50 Books - Lee County - Mrs. Carol Dismukes (713/542-3684)

Ms. Minnie Gooch
County Clerk, Sabine County

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On a related subject, the plat maps could be photographed while our mobile camera was set up at the Sabine County Courthouse. These large documents would be recorded on 35mm microfilm for security and then printed to an 11" x 17" format for ease of handling and convenient reproduction on a standard office copier. The need to copy segments of these oversize documents and then piece together the prints is thus eliminated. Also, the occasional need for a deputy to accompany a plat map to the blueprinter might be negated by this smaller map size. Please see the enclosed samples which would be representative of the reproductions available from the process. We could perform this service at a charge of \$1.27 per map.

We look forward to working with you and your staff to implement these recommendations. If I may provide additional information or be of further service, please let me know.

Sincerely,

SOUTHERN MICROFILM OF TEXAS, INC.

Rich McDaniel

Richard A. McDaniel

RAM/yh

Encl.

EDWIN R. YORK, JR.
ATTORNEY AT LAW
A PROFESSIONAL CORPORATION
639-A NORTH 13th, P.O. BOX 1918
CORSIANA, TEXAS 76110

LESTER VAN PELT, III

PHONE (814) 872-8791

January 7, 1981

Honorable Royce C. Smith
County Judge, Sabine County
Sabine County Courthouse
Hemphill, Texas 75948

Re: Proposed Renewal of Tax Contract between Sabine County and
Edwin R. York, Jr.

Dear Judge Smith:

The previous tax contract for the collection of delinquent taxes
between Sabine County and my firm expired, by law, on December 31,
1980.

Therefore, I enclose herewith for your consideration and for your
presentation to the Commissioners' Court for their consideration
and action, a proposed new two-year renewal contract, in triplicate
originals, together with multiple copies of a separate letter
addressed to the Commissioners' Court, with a copy of that letter
for each member of the court. In that letter, we furnish a resume
of the work performed by us under our previous contract.

The enclosed contract is identical to your previous contract except
that the present 15% commission, which will continue for the year
1981, increases to 20% effective January 1, 1982, for the second
year of the two-year contract. The new Property Tax Code permits
such an increase in 1982, and we feel justified in requesting it
due to our increased costs of travel--motels, food and gasolene--
and our office overhead--salaries, equipment, supplies, utilities
and office rent.

We also enclose a copy of the Instructions Necessary for Making
Delinquent Tax Contracts for your guidance in completing the
enclosed papers. After all papers have been completed and signed
by all Commissioners and by you in all of the proper places, the
Waiver, after it has been signed and completed (as to the expiration
of his present term of office) as to all three copies, and the
Resolution and Order, after all three copies have been completed
on both sides by all parties, both need to be recorded by the
County Clerk, the volume in which recorded completed in both (the
page number is not necessary at this time) and signed and sealed
by the County Clerk and a certified copy of both the Waiver and
the Resolution and Order returned to us, along with all the other
papers. We will then forward them to Austin for the approval of
both the State Property Tax Board and the Attorney General. After

"Exhibit "B"

Honorable Royce C. Smith

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January 7, 1981

both have approved the contract and other papers, the contract will be returned to your County Clerk for her recordation and she will be requested to return a certified copy of the contract to the State Property Tax Board in Austin. We will then furnish our bond in the amount of \$250.00, as before, for approval of the Commissioners' Court, which will be for the period from January 1, 1981 through December 31, 1982, after which a certified copy of the bond must be sent by your County Clerk to the State Property Tax Board in Austin, whereupon everything will be complete.

If there are any questions concerning the completion of the contract we can answer, please don't hesitate to call us. In the meantime, however, you may want to use your former contract as a guide, a copy of which has been recorded by your County Clerk there in Sabine County.

We have certainly appreciated the opportunity of serving as your Delinquent Tax Attorney during these past years and look forward to a renewal of the enclosed contract, should it be the decision of the Commissioners' Court to the renew it.

Best personal regards to all of you.

Very truly yours,

Edwin R. York, Jr.

ERY:bs

Enclosures

cc: Mrs. Marie White, Tax Assessor-Collector, Sabine County, Texas
Mr. Keith A. Elolf, County Attorney, Sabine County, Texas

EDWIN R. YORK, JR.
ATTORNEY AT LAW
A PROFESSIONAL CORPORATION
639-A NORTH 13th, P.O. BOX 1918
CORSIANA, TEXAS 75110

LESTER VAN PELT, III

PHONE (214) 672-5791

January 7, 1981

Commissioners' Court, Sabine County
Sabine County Courthouse
Hemphill, Texas 75948

Re: Proposed Renewal of Delinquent Tax Contract

Gentlemen:

Our previous tax contract, which began February 12, 1979 and ended, by law, on December 31, 1980, is now subject to renewal. Therefore, we enclose a proposed two-year renewal contract, in triplicate originals, together with a copy of our letter of transmittal to the County Judge, along with this resume of the work performed by us during this two-year period.

During the year 1979, we mailed out some 2395 pieces of correspondence for Sabine County, broken down as follows:

September	14 Detail Letters
	2167 1978 Only Letters
December	67 Detail Letters
	147 Second 1978 Only Letters

During the year 1980, we mailed out some 2154 pieces of correspondence for Sabine County, broken down as follows:

June	157 Detail Letters
	36 Demand Letters
July	1884 1979 Only Letters
September	11 Pre-Intervention Letters (involving some \$1282.68 in taxes, penalty, interest and cost due Sabine County)
October	59 Demand Letters
	4 Pre-Judgment Letters
November	1 Detail Letter

All of the above letters were based on information obtained by us from the tax office, with each item being figured for penalty, interest and cost by us for the month in which each of the various letters were sent out.

January 7, 1981

Our records show we filed a total of 15 District Court suits in Sabine County in behalf of the Hemphill Independent School District as Plaintiff and that we filed 7 Interventions in behalf of Sabine County for taxes due the county. Of these, 7 involved only personal property taxes, with which the county was not involved. In the other 8 suits, which involved real property, they were filed only after a title check had been made by us to insure the correct current ownership, including lien holders, if any.

During these two years, we have made frequent trips to Hemphill to work in both the county and the school tax offices, to prepare statement sheets for all delinquent years due the county from 1939 to the present, to check title in the County Clerk's office and at the Minton Abstract Company in Payne & Lord law offices and to post payments, check the status of personal service on the various suits filed and to assist in any problems brought to our attention by the tax officer personnel.

According to our records, our efforts during the period from February 12, 1979 through February 29, 1980 (we have not been paid as yet for the months of March through December 1980, according to our records) have produced some \$20,573.33 in taxes, penalty and interest (not including costs, for which we are not paid.) While we are disappointed in this total, we feel it reflects some of the handicaps we have been confronted with in conjunction with the tax office back-log of mail and unposted payments. We feel that if some of these problems can be worked out, we can spend more time working up additional information for letters urging payment of delinquent taxes and can materially increase collections for Sabine County during these next two years.

We feel that our active program of collections for the Hemphill School during this same period has been of benefit to the County collection program. In the last twelve months alone, our records reflect collections for the Hemphill School in excess of \$46,583.13 and many of these same taxpayers have probably also paid their delinquent county taxes as a result of our insistence that they pay their school taxes.

We would expect to continue our general procedures during the next two years, but would plan to place particular emphasis on putting under suit those items with more than 20 years of delinquent taxes, since, as of January 1, 1982, all years older than the previous 20 years will be wiped out, unless placed under suit in District Court prior to that date.

In addition to collecting taxes for Sabine County during these past two years, our letters have revealed double assessments, changes in ownership, new addresses, and, in some cases, payments which had not been posted to the delinquent tax records. We feel that this information has been of benefit to the tax office and is part of our program in the field of tax collection.

Commissioners' Court

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January 7, 1981

We have enjoyed the opportunity of serving as your Delinquent Tax Attorney during this period and have enjoyed a good working relationship with tax office personnel as well as with all Sabine County personnel. We wish we could be of more help in alleviating some of the back-log we find in the tax office, since we feel that if we could assist in that regard, it would result in a better tax-collection program for all concerned.

We would certainly look forward to working with all of your personnel during the next two years, should you favor us with a renewal of our tax contract.

Best personal regards.

Very truly yours,

Edwin R. York, Jr.
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