

1-18-2021

Dear Judge Lee,

Thank you for the offer to address the Commissioners Court on 1-25-2021. I will not be at the meeting, but please submit my letter of 12-31-2020 for the court's consideration.

As you know, I am new to the role of property manager. I own the building at 106 South Jefferson, together with my daughter and son-in-law, Shirley and Brett Thomas.

Respectfully, I request a written response to my letter, so I may discuss any questions or proposals the commissioners may have, with my children.

Yours Sincerely,

*Charlotte Spears*

Charlotte Spears

December 31, 2020

To the Honorable Judge Brian Lee and commissioners of Titus Co., TX

RE: Ground water management needs & expenses at 106 South Jefferson, Mt. Pleasant, TX,  
property of S & T Enterprises

As you know, the county, previously, paid for work to, hopefully, eliminate the problem. My late husband, James, at the request of the county, researched and offered possible solutions. The county selected and paid for one of the options.

But, in 2019 and 2020, following very soaking rains, flooding occurred again. Earlier this year, I informed you and Commissioner Fitch of the problem.

Per your advice, I began the task of seeking a solution. I apologize for the delay in getting back with you. The advice of Mr. Wayne Staudenmaier is enclosed.

To be sure it was only ground water, the newly resurfaced exterior facade and roof were inspected and found sound.

I REQUEST the county enact this work, or provide a different solution, with the contractor of your choosing.

Tenants, who had stayed after the original floodings, due to the problems of soaked carpets and walls, and unhealthy smells, moved out.

I REQUEST reimbursement for lost income, and remediation expenses due to flooding. (See enclosures.)

THANK YOU for your attention to this very important matter.

*Charlotte Spears*

Charlotte Spears, manager and partner of S & T Enterprises  
(903) 360-0522

*Mrs Spears  
will be here  
1-25-21  
9:30*

ENC; 6

5-11-20

Ref: Property Located at 106 S. Jefferson, Mt Pleasant, TX; Owned by S and T Enterprises

Dear Sir:

The above referenced property is the site of an office building which currently is having a drainage issue on the north side of the building.

After looking at the water damage inside the northwest corner of the building, it appears that the damage is coming from water that seeps down along the outside of the lower level north wall. The soil and sidewalk surfaces for 10' north of the wall drain southward to the wall. The 20' of soil from the northwest corner along the building is literally flat and when it rains hard for an extended period, the water fails to drain away down the slope to the east.

There needs to be a swale about half-way between the sidewalk and the north exterior wall of the building sloping to the east to allow the water to drain. A wire screen made for the open end of the pipe should be installed to keep animals from getting in the pipe and either plugging the pipe or becoming trapped themselves.

Please call me at 361-816-2508 if any additional information is needed.

This site visit was done as a favor on request of the owner.

Sincerely,



Wayne Staudenmaier

TXDOT Aviation Airport Inspector

ENC 1

12-31-2020

TO: THE HONORABLE JUDGE BRIAN LEE & TITUS COUNTY COMMISSIONERS

FROM: S&T ENTERPRISES

EXPENSES & LOSS OF INCOME DUE TO FLOODING AT 106 SOUTH JEFFERSON, MT.  
PLEASANT, TX

6/23/2019	SERVICE PRO	\$1,500.
12/14/2020	JIMMY' S FLOOR CARE	950.
2/13/2020	BILL RUSSELL REPAIRS	80.

TENANTS/ LOST INCOME	SINCE	MONTHLY
KIM FORREST	5/1/2020	\$150.
B.A.R. TRANSPORTATION	4/15/2020	700.

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Payee Report  
1/1/2019 through 5/19/2020

5/19/2020

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Date	Account	Num	Description	Memo	Category	Tag	Clr	Amount
6/23/2019	S&T NETCU	2027	On Hold Gold ... ServPro Rep... Repairs				R	-1,500.00
<b>1/1/2019 - 5/19/2020</b>								<b>-1,500.00</b>
<b>TOTAL INFLOWS</b>								<b>0.00</b>
<b>TOTAL OUTFLOWS</b>								<b>-1,500.00</b>
<b>NET TOTAL</b>								<b>-1,500.00</b>

ENC 3

# Jimmy Smith

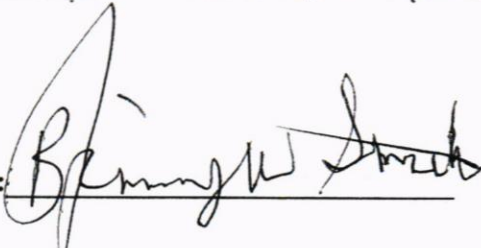
Jimmy Smith  
5587 Fm 1000  
Mt. Pleasant Tx. 75455  
903-238-7982  
Email Address: jimmywakeley@yahoo.com

Date: 2-14-2020

To: Mrs. SPEARS & S & T  
 Phone # 903-860-0522

Apartment	Description	Unit Price	Amount
	EX TRACED WATER OUR OF FOUR ROOMS drill hole in wall & left 5 FAN & ANOL DEHUMIDIF to with drying took 3 days dry. Spray EVERY DAY <del>CHEER</del> CLEAN & DEODORIZED CARPET. SPRAYED MORE DEODORIZED		

Manager's Signiture:



Total Due

950.<sup>00</sup>/<sub>xx</sub>

Contractor:

Jimmy Smith

Bill Russell  
901 CR1350  
MT Pleasant, TX 75455

4054545110

670649

Invoice

BILL TO JST Enterprises		SHIP TO	
ADDRESS 106 S Jefferson		ADDRESS	
CITY, STATE, ZIP MT Pleasant, TX		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	E.O.B.
			DATE 8/13/22

DESCRIPTION	PRICE	QTY	TOTAL
work on offices that were Flooded using wet vac			80.00
Thank you Bill			80.00
counter #2			20.25

PO #



**B.A.R. Transportation**  
106 S Jefferson Ste 104  
Mount Pleasant, TX 75455  
(785) 991-1141



**AMERICAN NATIONAL BANK**  
OF MOUNT PLEASANT  
88-820/1119

301 S. MADISON AVE.  
MT. PLEASANT, TX 75455  
(903) 572-1776  
MEMBER F.D.I.C.



3/13/2020

PAY TO THE ORDER OF S & T

\$ \*\*700.00

Seven Hundred and 00/100\*\*\*\*\* DOLLAR

S & T

*Minneapolis*  
AUTHORIZED SIGNATURE

MEMO

⑈011124⑈ ⑆111908208⑆ ⑈0022454⑈

**B.A.R. Transportation**

S & T  
Date 4/9/2020 Type Bill Reference

Original Amt. 175.00

Balance Due 175.00

4/9/2020  
Discount  
Check Amount

Payment  
175.00  
175.00

*Dep 4/15-20 ELNAZ  
PRG-RATED  
175.00  
SL1*

B.A.R. Transportation

175.00

88-1532/1119 9741

STEVE OR KIM FORREST 3-84  
970 COUNTY RD. 4754  
MOUNT PLEASANT, TX 75455

3-31-20

Pay To The Order Of S&T \$ 150.00

One Hundred Fifty Dollars

GUARANTY BANK & TRUST  
WWW.GNTY.COM

For Kim Forrest

⑆111915327⑆ ⑈1449326⑈ 09741

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