SEC 3. And be it further enacted, That if the result of said election shall be in favor of the Bond issue, that the Burgess of Smithsburg, as soon after this Act becomes effective, as it is possible so to do, by and with the advice and consent of the Commissioners of said town, shall (immediately) appoint from the taxpayers of said town, four persons of proper personal qualification, who, together with the Burgess, shall constitute and be a Water Board, and shall have charge of the construction and management and maintenance of said Water Works and Water Distribution System. They shall appoint from their own number a treasurer, who shall give bond to be approved both as to amount and sureties by said Water Board for the faithful performance of his duties as such Treasurer. said Treasurer shall receive the proceeds of sale of said bonds or any other money which may be received on account of Water Works and Water Distribution System, shall deposit the same in a bank to be designated by said Water Board, and shall disburse the same on orders of said Water Board by check to be signed by himself and by the Burgess of said town. The said Water Board is authorized and empowered to contract for, purchase in fee simple or lease for a term of years, renewable at their pleasure, any land, real estate, spring, brook or water course, which they may deem necessary for the purpose of supplying the said town and citizens thereof with water, and they are hereby vested with all the rights and powers necessary for the introduction of water in said town, including the authority to contract with any water company, persons or corporation, to furnish water sufficient to supply the needs of said town. If from any cause said Water Board shall be unable to agree with any owner of real or leasehold estate, spring, brook, water or water course or any other material which partakes of or is a part of real estate, or for any right of way which they may find necessary for conduits for said water to enter in and distribute through said town, or if such owner is under any disability or incapacity to contract, or absent or unknown, the said Water Board is hereby clothed with power of condemnation under the right of eminent domain, as now provided by the Code of Public General Laws of Maryland as fully as if said provisions had been herein incorporated. The said Water Board shall make rules and regulations for the construction, erection, management and maintenance of said Water Works and Water Distribution System and shall establish rates for water service, and shall make a semi-annual report of their proceedings and of the condition of said Water Works and