

THE STATE OF TEXAS
THE COUNTY OF LUBBOCK

The Board of Directors of the Lubbock County Water Control and Improvement District No. 1 convened in a **CALLED** meeting in the Board Room of the administration building at the entrance to Buffalo Springs Lake in Lubbock County, Texas on **Tuesday, January 10, 2017** with the following persons present:

Board Members Present: Bill Moore, President
Casey Hildebrand, Vice President
Sandra Lewis, Secretary / Treasurer
Tom Keisling, Director
Greg Thornton, Director

Staff Present: David Denman, General Manager
Heather Purcell, District Secretary
Robbie Green, Utility Superintendent

Guests Present: Ted and Brenda Carthel, Residents
Greg Lewis, Resident
John Forburger, Resident
Gary Satterwhite, Resident
Jaime De La Cruz

1. Call meeting to order and Invocation

President Bill Moore called the meeting to order with **five** members present at 4:00 pm and Director Hildebrandt gave an invocation.

2. Public Comment

Greg Lewis stated that the Board of Directors needs a budget. He would like them to really concentrate on putting a budget together. He would also like the building designs for the new gates on file so the general public can look at them.

3. Approve Minutes of January 5, 2017

Director Thornton made a motion to approve the minutes of January 5, 2017, as amended. Director Lewis seconded the motion. The motion passed unanimously.

4. Architectural Features / cost new gate appearance / construction from Jaime De La Cruz

Jaime De La Cruz told the board his Architectural firm put together on budget on October 30, 2015 of what he thought the gate design would like and what the cost associated with that design for \$187,000.00. This is a completely new structure which has pre-engineered trusses and six inch exterior walls and four inch interior walls. The firm used basic construction technique pricing to formulate the budget. This does not include any demo. It is just to move the location of the gates. The firm also did a new design for the administration office and floor plans. Mr. De La Cruz told the board he designed the new restrooms and other projects at the lake so the firm gave the lake the price of sixty dollars per hour, which is very minimal for CAD work. The plans can be given to a contractor at this point. The plans are not to use the existing canopy. Chess Carthel did a report on the existing canopy and he stated not much weight can be put on the existing structure. Mr. Carthel is more than willing to look at the project again to see if the water district wants to put some weight on the canopy or do something else to it. The firm constructed some drawing in 2016 to dress up the existing canopy. Director Thornton said if the water district would get construction documents they could be put out for bid because the work is already been done by Mr. De La Cruz. Director Keisling asked if we would still be hiring a project manager. Director Thornton said if the construction documents were ready the construction manager could put them out for bid. Mr. De La Cruz said if the board could nail down design then it would be more advantageous to set it out to bid. Director Thornton stated that it looks like something we can live with. Mr. De La Cruz said they need to discuss where the buildings are going to sit. Originally, the buildings were designed to sit further back to the East of the current gates and then the window would not be used at all. Director Keisling stated that needed to be knocked off of the side of the building. Director Thornton stated he did not have a problem spending two hundred on this project and then what the POS costs. This is the point we were trying to get too. We are so close. If we pick up where Jaime started and continue. Director Keisling asked Mr. De La Cruz if this will need to be engineered. Mr. De La Cruz stated it is up to the Board prerogative. He recommended getting it engineered for trusses and stated he could have that done. Chess Carthel quoted \$2400.00 to engineer all of it and would have THE liability if it did not work. Mr. De La Cruz stated that he could still do some schematic design work with the locations. Director Lewis stated as far as where the RV's can get, I think that is a big deal. That is going to change his drawing. If he is going to do an aerial drawing, he needs to know where the

building is going to be. Director Thornton stated if we scrape all this we will gain 10 or twelve feet. Director Keisling stated the fuel tank will have to be moved. Director Thornton stated if we gain this lane that will be where the RV's go and then you have got them out of the way. Mr. De La Cruz stated he would formulate a design based on what he is hearing right now or the way he understood it and then the board can sign off on it. Director Keisling stated the third building will just have a window on one side. Director Thornton said he thought the water district utilize all four sides. Mr. De La Cruz stated he could have it finished Thursday or Friday if he was able to start on it today. Director Hildebrandt asked Mr. De La Cruz if he would be working with a project manager. Mr. De La Cruz stated a project manager is for the architectural portion. Construction is whomever the board chooses. Director Hildebrandt wanted to be clear on whether the board would still be using a construction manager. Director Thornton told the board they did not have to make that decision today. The board can get construction documents from Jaime and then go to who can do it the fastest and cheapest and then make choices. First thing is the plan, no matter who you talk to. We are so close to having the plan. If we can take one of those gates that is on the wrong side of the car and take care of our prepaid and our residents. Director Keisling it will be efficiently being on the left side of the car with two gates is going to speed you up twenty-five percent. Director Hildebrandt asked Mr. De La Cruz what the cost would be for the construction plans. Mr. De La Cruz stated it was \$9800.00 and at least \$2400.00 would be engineering. Chess Carthel quoted the price for engineering trusses, mechanical, plumbing, and structural for \$2400.00. That would be a good security to have in case anything ever happens. Mr. De La Cruz stated he is not designing something for the water district to spend money on; he is designing something that meets the need.

Director Thornton made a motion to hire Jaime De La Cruz and finish the design to the point where it can be submitted for bids. Director Lewis stated she is still having a problem with not looking at the POS systems. Director Thornton stated the board is talking about the construction and suggested Director Lewis make a motion about the POS, it is all part of this. It is not going to be as functional as it could have been if we would have known when we started. Mr. De La Cruz told the board he would put some conduits in place. Director Lewis stated it is not just about this. It could be the window and the design. Could it have been designed different to work better? Mr. De La Cruz stated the board is still in the design phase and that is what we are trying to work towards. **Director Keisling seconded the motion. Director Moore, Director Hildebrandt, Director Keisling, and Director Thornton voted aye. The motion passed**

Director Thornton did say he wanted to discuss what Sandra is looking at. He suggested getting the design complete; get three or four different people with point of sales systems, car wash guys, and whomever you want to bring to the table. Director Thornton stated we need the elements of the car wash system and the POS Chic-Fil-A system. The only other questions are where it is going to be and what is are other building going to look like. The canopy and the present gate will be torn down and replace that wall and resurface it. Mr. De La Cruz recommended doing a master plan for the new building and a face lift to the administration office.

5. Public Comment

Greg Lewis stated the board left out one of the biggest components that the board has been talking about for four or five months. The board has not talked to any gate keeper. The gate keepers know what the POS system going to need. They have never complained about being on the wrong side of the gate and you all jump in on this assessment that the board knows how to run that gate.

Ted Carthel asked the board to step back for a minutes and be sure you have a clear cut idea of why you are doing this in the first place. What is the primary goal you are trying to accomplish?

6. Adjourn

The Board of Directors Adjourned.