

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 **December 19, 2016** with the following persons present:

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

Staff Present: David Denman, General Manager
Heather Purcell, District Secretary
Stewart Naron, Police Chief

Guests Present: Jessica Faprte, Resident
Randy Warner, Resident
Greg Lewis, Resident
Wendell Bostwick, Resident
John Forburger, Resident
Paul Hodges, Resident
Ted and Brenda Carthel, Resident
Matt Henson
Imre Szenttornyay

1. CALL MEETING TO ORDER AND INVOCATION

A quorum being present, Bill Moore called the meeting to order at 9:00 a.m. with five members present, and gave the invocation.

2. Public Comment

- Wendell Bostwick commented on the mistletoe on the trees around the lake which were in need of attention. Director Hildebrandt stated the mistletoe could be taken care of by pruning the trees.
- Greg Lewis commented on agenda item 10A.I. He commented that the area looks dangerous and that all the land does not belong to the water district. Mr. Lewis also commented on the large hole in a gate on the Water District Property that has not been addressed. Mr. Lewis would like to see the little things addressed, like trash pickup and general maintenance issues.

3. Approve the minutes of December 12, 2016, Meeting

Director Thornton made a motion to approve the minutes of December 12, 2016 as written. Director Lewis seconded the motion. The motion passed unanimously.

4. Executive Session

The Board of Directors adjourned into Executive Session at 9:08 a.m.

5. Reopen in regular session and take action, if necessary.

The Board of Directors reconvened into regular session at 10:04 a.m.

Director Hildebrandt made a motion to accept Lot 538 remediation plan with progress report for the board of directors in sixty days. Director Thornton seconded the motion. The motion passed unanimously.

Director Hildebrandt made a motion bid out three banks, other than Western Bank to see if the Water District can receive better banking relations and better interest and decide at another board meeting. Director Lewis seconded the motion. The motion passed unanimously.

President Moore stated that the Board spoke with Mike, the Marina owner and will convene at a further board meeting to see if the Water District can come to some kind of agreement with him.

6. New Gate Buildings

The board welcomed Matt Henson and Imre Szenttornyay who presented a partial budget cost analysis for the new gates.

After lengthy discussion Director Thornton made a motion for budgetary purposes and a plan to adopt \$340,000.00 project and put SPEC sheets out for bids. Director Hildebrandt seconded the motion. Director Moore, Director Hildebrandt, and Director Thornton voted aye. Director Lewis and Director Keisling voted nay. The motion passed.

Director Thornton made a motion to pay 5% of the final bid to Agile Construction on the final project, regardless of who the bid is awarded to. Director Hildebrandt seconded the motion. The motion passed unanimously.

7. Discuss new recreational opportunity- zip line

Director Thornton reported that he had a meeting with the zip line committee to view Buffalo Springs Lake and they are not ready to turn in a proposal yet. No Action Taken.

8. Wendell Bostwick, survey approval

Director Keisling made a motion to adopt the survey of 3 Jessie James Drive for the vacation and abandonment of easements on the portion of the circle drive situated in or adjacent to Lot 3. Director Hildebrandt seconded the motion. Director Moore, Director Hildebrandt, Director Lewis, and Director Keisling voted aye. Director Thornton abstains. The motion passed.

9. Consider Ransom Canyon Church parking lot addition

Mr. Denman showed the board a map of the proposed parking lot addition. The Church would like the 100 feet wide by 120 feet long for extra parking or use the entire 300 feet for future parking. The current lease is \$20.00 per year and paid through 2020. Director Thornton stated; “he would be curious if the board is leaning to do this and the church will be doing paving, if they would pave over to our road and put a gate in. I am not really interested in twenty dollars per year. I would only be interested in a permanent use; they will only use this on Sundays and Wednesdays probably. On like Fourth of July it would be nice to be able to have an exit there, or an entrance. They are already there paving anyway. Pave us a little road up to our road since all we have is an emergency road. It would be nice if we had a nice little access there.” Casey Hildebrandt: “You could have a police officer there directly people.” Greg Thornton: “They are going to put asphalt. You can see they already have asphalt. If they are going to asphalt that, the cost to them would be very nominal since they are already there doing it.” President Moore; “It will have to be a locking gate.” Director Hildebrandt: “So the stipulation would be they have to move the fence?” David Denman: “They have to move the fence anyway. They are only going to pave the first square.” Director Hildebrandt: “We could put a stipulation that when they decide to pave the other half of the lot in the future that they pave the whole section, for now it could be a dirt access.” Director Thornton: “Yes a dirt access with a gate for now. We could just drive through their parking lot to get out, an easement through their parking lot to a gate. Whenever they do their paving I would like them to pave a road over to a gate.” Director Lewis: “That could be a problem to Ransom Canyon with all those people coming over there on Fourth of July night.” Director Thornton: “Well, that is my deal. It can be an exit or an entrance, either way. Just a gate we could use. We would never leave it unmanned. I think that needs to be in there if we decide to use that gate to come in or out of the lake.” David Denman: “Ok. And the pavement would come all the way to our road.” Director Thornton: “Yes.” President Moore: “Ok.” Director Keisling: “I think we need to talk to them before we make a motion and see if they are willing to do this.” David Denman: “I will talk to them.”

10. Reports

General Manager David Denman reported that he was having interaction with the employees and concentration on employee morale and motivation.

11. Consider action on amphitheater access (stairs) and road

General Manager David Denman reported that he was waiting on TX Dot to give a report before any further action could be taken.

12. Architectural Review Committee Guidelines

Director Hildebrandt made a motion that the ARC has a minimum of three members plus the general manager, in the absence of the general manager one board member can fill in. Director Thornton seconded the motion. The motion passed unanimously.

13. Consider accepting resignation of Larry Brewer as ARC Member

Director Thornton made a motion to accept the resignation of Larry Brewer as an ARC Member. Director Lewis seconded the motion. The motion passed unanimously.

14. Consider nomination for ARC Board Member

Director Lewis made a motion to nominate Greg Lewis to the ARC. Director Thornton seconded the motion. The motion passed unanimously.

Director Thornton nominated Steve Clabaugh. Director Lewis seconded the nomination. The motion passed unanimously.

15. Sewer and Water Tap requirements

No Action Taken.

16. Consider established prices for dirt hauling and rock hauling services for residents

Mr. Denman presented the cost for Caliche at \$195.30 per 12.6 tons/ \$138.60 for dirt per 12.6 tons/ and \$252.00 for gravel at 12.6 tons. Director Thornton made a motion to accept the proposed prices. Director Keisling seconded the motion. The motion passed unanimously.

17. Public Comment

18. Adjourn : The Board of Directors adjourned at 12:45 pm.