

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 **Friday, February 10, 2017** with the following persons present:

BOARD MEMBERS:                 Bill Moore, President  
  Sandra Lewis, Vice-President  
  Tom Keisling, Director  
  Greg Thornton, Director

Staff Present:                     David Denman, General Manager  
  Penny Jones, Promotions Director  
  Heather Purcell, District Secretary

Guests Present:                 Greg Lewis, Resident  
  Sherilyn Toelle, Resident  
  Kristi Doss, Resident  
  Michael Shobe, Resident

## **1. Call Meeting to Order and Invocation**

President Bill Moore called the meeting to order at 3:31 pm with four members present and gave an invocation.

## **2. Public Comment**

R. Trammel asked about the Dam and other infrastructure problems asked why the boat dock is so high on the priority list. President Moore said that those items are on the maintenance agenda for this spring. The water district is waiting on some state agency to come to Buffalo Springs Lake and do an engineering evaluation of the dam to tell the water district what must be done.

There will be things taken care of in the spring when the maintenance department can get to them and some are waiting on other agencies. The Point of Sales system and the gates are intertwined and so the water district is planning for the necessary things that need to be done in construction of gates to support the point of sales system, which will allow; (1) get people through the gate quicker, (2) get people through the gate at night without a gate attendant probably, (3) boat slips don't have to be done at the same time, but what better time to put those in than in the spring. Almost every one of those projects will be done by other people other than the water district maintenance. President Moore stated he had presented the financial facts in board meetings and have shown where the water district can pay for all of these projects and still have money in the bank.

## **3. Approve Minutes of February 6, 2017**

**Director Thornton made a motion to approve the minutes of February 6, 2017, as written.**

**Director Lewis seconded the motion. Director Moore, Director Lewis, Director Keisling, and Director Thornton voted aye. The motion passed.**

## **4. Executive Session**

The Board of Directors met in Executive Session as authorized under Article 6252-17, Section Paragraph (f) and (g). The Board convened into Executive Session at 3:33 pm.

- a. Personnel, Section 551.074, Hiring a Finance Director
- b. Contracts, Section 551.072, Current and Future uses of Marina

## **5. Reopen in Regular Session and take action if necessary**

The Board of Directors reopened into regular session at 4:08 pm.

## A. Hire a Finance Director

Director Thornton made a motion to hire Sherilyn Toelle as the Finance Director at the terms advertised (\$45,000.00 per year). Director Lewis seconded the motion. Director Moore, Director Lewis, Director Keisling, and Director Thornton voted aye. The motion passed.

Mrs. Toelle accepted the offer.

## B. Contracts, Section 551.072, Current and Future Uses of the Marina

President Moore said the water district is in the process of negotiating with the current lessee on doing some different things. It is not finalized yet, but it should be in the next week or two. No Action Taken.

## 6. Reports: Penny Jones, Promotions Director

Penny Jones has been speaking with five different web designers gathering information as far as costs at what the water district would like to have. The cost initially will be between \$3000 - \$5000 to completely rebuild the website. If the purchasing online will be included, it will have to be built in. Ms. Jones stated she is only speaking with local web builders. President Moore stated it is good research and look forward to the time when Ms. Jones can schedule a web designer to come before the board with what he or she can do. Ms. Jones said the board can do that if they want to be involved in every decision about the website or if you have someone on the board that wants to be a part of that, but understand if the board makes all the decisions it will take a long time. President Moore stated he does not want to create another gate contract project.

Ms. Jones would like each board member to give input at the next board meeting of what they want the website to be like and she can take that information and go with it. Director Lewis stated it is too soon and said it should be done after the new gate is in operation. Director Thornton agreed with Director Lewis and would like the web designers to offer models and then present a few to the board. Director Keisling asked the board to let the Promotions Director to do her job and then present it to the board. President Moore stated the board will tell the Promotions Director what the functions of the website should be; whether taking reservations, accepting credit cards, etc. and then the Promo Department go off and create it. Director Keisling stated it is premature until the new gates are installed and operational. The board agreed.

Director Keisling asked Ms. Jones if she generated the article in the newspaper regarding the gate increase and said it was great. Everyone now knows what the rates are, according to Director Keisling. He would like to get the public prepared for the new rates and would like more advertising going out. Ms. Jones stated the author of that article is scheduled to write another article around spring break.

Mr. Denman mentioned to Ms. Jones moving the gate canopy somewhere else on the lake and utilize that for a rental facility somewhere on the lake. The maintenance department head recommended putting it on the upper lake so it could be used during the 3rd of July tailgate.

## 7. Consider financing a new website

Ms. Jones gave her full report in item number six.

## 8. Reports: David Denman, General Manager

- The mobile gate building has been moved and will be utilized by the police department for storage.
- Painting the bridge by the marina is continuing as well as guard posts and rails that need painting.
- The awning at the gate projected cost for removal and transport to new location; (1) half of the concrete will be donated, (2) labor to get it moved will cost \$10,500.00. That does not include clearing the land, making a parking lot, etc. That price is for the concrete and the pad. That money could also be used for the concrete pad at the amphitheater, which needs to be elevated. Director Thornton stated that concrete does not need to be poured on top of concrete. Director Thornton recommended cutting the dirt around it down so the water will drain. Mr. Denman stated the crane to move the awning is \$2700.00. Director Thornton stated \$2700.00 plus six gets a pavilion on the lake somewhere to rent and there is no other option. It has to be taken down and has to be moved somewhere. A lake resident is going to donate about half of the concrete for the pad and the labor in that would be \$2.48 a square foot. The question is do we want to spend \$10,500.00 just for getting it set up, without a parking lot and without any dirt work? Director Thornton stated the water district has forty days to look at that separate project and decide if that is a good accent. Director Keising would like Mr. Denman to figure the cost to rent it and return on investment.

- 22 letters were sent out regarding property conditions and ten have responded. Lot 77 is on the list to clear the lot. Director Thornton would like that on the next agenda to discuss what the board is going to do with the lot.

## **9. Consider adopting the 2016-2017 Budget**

No Action Taken.

## **10. Consider accepting bid from bankers proposals submitted Feb. 3**

No Action Taken.

## **11. Discuss and consider bank accounts and reorganization**

No Action Taken.

## **12. Follow up on new gate construction**

The new drawings were given to the contractors and those drawings include the new wall that the board requested and all the electrical. The contractors were asked to put those additions in the contingency forms. Director Thornton stated in the drawings the KIOSK lane is being squeezed and asked for a twelve foot lane. The KIOSK needs a twelve foot lane and all the other lanes should be eleven feet according to Director Thornton. He also stated the buildings need to be moved to the North also and would like everyone to be conscious of this.

## **13. Consider choosing a POS for the new gates**

No Action taken.

## **14. Consider choosing a boat slip/ hydro hoist bid**

No action taken.

## **15. Public Comment**

Greg Lewis stated he thought more attention should be paid to the campgrounds, lake, picnic tables, and the areas where people go in and recreate. He would like the board to pay more attention to the camping areas and there places that are washed out and that is what people are going to come in and see. They are not going to notice the buildings here for a long time. I don't see our people doing that. It is not money. We are paying our workers to do all this stuff and it would be interesting to see that. We make our opinions by what we see. President Moore responded and asks Mr. Lewis to speak with the general manager and have it put on the schedule or see where it is on the schedule. Mr. Denman stated there are piles of Caliche by the amphitheater to fix the erosion problems around the lake.

## **16. Adjourn**

The Board of Directors adjourned at 4:45 pm.