

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, MAY 16, 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:                       Warren Johnson, General Manager  
  Heather Purcell, District Secretary  
  Sherilyn Toelle, Finance Director  
  Penny Jones, Promotions Director  
  Stewart Naron, Chief of Police

Guests Present                       Dickie Sisson, Resident  
  RT Trammel, Resident  
  Larry and Sue Brewer, Residents  
  Sherrie Ontiverson, Resident  
  Art Cuevas, Resident  
  Greg Lewis, Resident

1. Call meeting to order and Invocation  
President Moore called the meeting to order and 9:00 am and Director Hildebrandt gave an invocation.
2. Public Comment  
Greg Lewis and Roger Trammel commented.
3. Approve Minutes of May 2, 2017  
Director Thornton made a motion to approve the minutes of May 2, 2017, as written. Director Lewis seconded the motion. The motion passed unanimously.
4. Approve Minutes of May 6, 2017  
No Action Taken. May 6, 2017 minutes were not available.
5. Discuss and Consider Centennial Bank Representative Presentation/proposal  
Michael Trout from Centennial Bank came before the board to offer Centennial Bank services to the Water District. Centennial Bank Offered; (1) Proposal to open an account with the water district that is an interest bearing municipal account, which would be bond secured by 110 percent of the average balance, (2) A tower Cam with Ron Roberts at Buffalo Springs Lake, (3) the bank will waive the fee on a scanner which will base the remote capture, (4) ATM Service (5) Online banking (6) ACH ability for payroll. No Action Taken.
6. Discuss and consider reformation of Architectural Review Committee

President Moore asked for discussion on the need to continue the Architectural Review Committee now that there is only one member remaining and the water district currently has a lake manager whom is quite adapt at construction and he inspection of improvements of properties on the lake.

**Director Hildebrandt made a motion to dissolve the Architectural Review Committee and allow the general manager and one board member to approve building permits. Director Thornton seconded the motion. The motion passed unanimously.**

7. Discuss and consider building permit proposals

A. Lot 519 – Bud Venable Concrete Proposal; the board would like more information.

B. Lot 1007 John Hand storage unit Lot 1007: Mr. Hand requested permission to put a container on to his lot for storage. The board did not request permission to put a container on the lot.

C. Roberta Beam driveway addition request Lot 70: Mr. Jonson will get addition information on the retaining wall before making a decision on this proposal.

D. Art Cuevas Lot 294 easement request: Would like to address the water line from the fire hydrant continues and see if it goes to the East in a straight line. Director Thornton would like Mr. Cuevas to get a proposed plat and present it to the board for approval.

E. Elm Trees on Lot 5: The trees are tearing up the road and heading toward the sewer line. President Moore said to figure out how to get them removed and get it done.

The board discussed building permits during number six and decided to let the general manager handle the building permit proposals.

8. Discuss and consider removing David Denman from the bank signature card and addition of Warren Johnson

**Director Keisling made a motion to remove David Denman from the Western Bank signature card and add Warren Johnson. Director Thornton seconded the motion. The motion passed unanimously.**

9. Discuss and consider camping check out times

President Moore stated that there has been some criticism with moving the check-out time to 11 am., and would like to discuss it further. Director Keisling suggested a late checkout time (12:30 pm) if requested on Sunday. The board agreed.

10. Discuss and consider adding Fathers Day boat races 2018 to the events schedule

The board of directors requested a representative from the SDBA come to the board meeting on June 20, 2017 to tell the board the costs involved in a SDBA race.

11. Discuss and consider purchasing a floating water park

Kai Evans from Adventure Park came before the board to propose Adventure Park managing the proposed floating water park based on annual attendance of 140,000 Mrs. Evans discussed; revenue, payback on the investment, the operational season, staff structure, expenses, overall water park management, the responsibilities of Adventure Park, and the responsibilities of Buffalo Springs Lake.

Mr. Johnson stated there are many things to consider and would like to take the time to do that and consider it for next year. He stated that the lake needs to do it right and does not have the time to pull it together in four weeks even if we ordered it today. Mr. Johnson suggested coming up with a master plan to address the floating water park so that it will be done right and it will be a success.

The board tabled this agenda item.

12. Discuss and consider purchasing addition vehicles for the police department

Director Thornton made a motion to buy two vehicles for the police department. The motion dies from a lack of a second.

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**Director Thornton made a motion to purchase two vehicles for the police department. Director Hildebrandt seconded the motion. Director Moore, Director Hildebrandt, Director Lewis, and Director Thornton voted aye. Director Keisling voted nay. The motion passed.**

13. Promotions Report by Penny Jones

Ms. Jones discussed the plan for July 3<sup>rd</sup>; (1) Hiring temporaries and have 1 water district employee over each section, to make sure things are being cleaned properly (2) Signage so people will know what areas the people can see the fireworks (3) Parking areas will be opened up on top for tailgating (4) Price points - \$15 per car is a good price for the upper rim. Ms. Jones stated she is working with the general manager and the event will be organized this year.

14. General Managers Report by Warren Johnson

- Lot 80 Construction understands he cannot move forward until he has his lot surveyed to make sure the wall he is putting in on the West end of the property is on the property line. He knows he has to have an engineered plan before he can do anything with the retaining wall. He needs two months to save up the money to have it engineered. The propane tank will be installed properly. The front retaining walls are not over four feet.
- New gate construction everything is foamed and rocked. Weather permitting the roof will be installed today. Color selections on the exterior and interior, and the tile and grout were picked out for the floors. The only thing missing at this point is the counter top selection; granite and laminate are being considered. Due to room constraints lockers will be set in the corner. The desktop configuration was in the original plan. Power will be shut down one day next week to tie into the building.
- The POS System details are not worked out yet. Everything needs to be set up in a manner that will work for the water district.
- A letter was received from the engineer as far as what need to be addressed on McMillan Dam. Robbie is aware of those and has started some of the work that was in that list. The engineer will be here Thursday to walk the project and go through the list.
- The hill erosion on the North East end of the lake. There is one area where there has been a landslide and there have been people camping below there and some other issues. It appears to be unsafe. The power company was called out also because the line stretches across there. The bank has sloughed off within about twelve feet of the power line. Once it gets inside about tent to eight feet the power line will have to be reset.
- A gate will be installed on the North East end of the lake due to people getting stuck because they cannot back out.
- He steel near the beach will be used to build a dock around it. The materials are already going and it will be 120 feet long and will extend out over the bulkhead to cover up the steel.
- A lot of the equipment has a lot of miles on it and some things have well over two hundred thousand miles. Let's keep that in mind.
- Fish habitats are in the water.

15. Public Comment

Greg Lewis commented.

16. Adjourn

The board of directors adjourned at 12:15 pm.