



**LUBBOCK COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO.**

**1**

9999 High Meadow Road – Lubbock, TX 79404  
Administration Office: (806)747-3353 – Fax:(806)747-3714

Minutes  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
APRIL 3, 2018

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in regular meeting on Tuesday, April 3, 2018, at 9:00 a.m. in the LCWCID Administrative Offices located at 9999 High Meadow Road, Lubbock, Texas. Notice of the meeting was legally posted in accordance with Government Code, Title 551, Open Meetings.

1. CALL TO ORDER

President Bill Moore called the meeting to order at 9:01 am.

INVOCATION – President Bill Moore  
President Bill Moore offered the invocation.

A quorum was present. The following Directors were present for the April 3, 2018 Regular Board Meeting:

|                       |                                     |
|-----------------------|-------------------------------------|
| Bill Moore, President | Sandra Lewis, Secretary / Treasurer |
| Tom Keisling, Member  | Greg Thornton, Member               |

Director Casey Hildebrandt was absent.

2. PUBLIC COMMENT

- Greg Lewis stated that if the board did more of that it would be a more positive place.
- Wendell Bostwick stated that the RFID reader does not always work on his vehicle for the automatic gates.

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### 3. CODY KINSEY LOT 538 BOAT DOCK PROPOSAL

Cody Kinsey came before the board with a proposal to build a 32-foot x 32-foot boat dock into the water at Lot 538. President Moore: "The overriding concern usually when a boat dock is built;(1) how far does it stick out in the water (2) is there any danger to boats coming in front of it. Why don't you tell us what you are going to build?" Cody Kinsey: "It is going to be a thirty foot, it will actually stick out thirty-two feet in the water. Thirty-two feet by thirty-two feet with a spot for a boat and two jet skis. It will be up next to the shoreline on the slow side of the water. It will be professionally built all aluminum. It is a wahoo dock. It is not something that is piece milled together and will be a nice-looking dock." President Moore: "I have no qualms that it will be built and look nice, but that is a long way out into the water. Why does it need to be that big?" Cody Kinsey: "I have twenty-six-foot-long boat and a swing platform that hangs off the back. That is what it takes to cover the boat. If I am going to build a boat dock it will have to cover the boat." Director Lewis: "Can you put it sideways? It is a long way out toward the water, right?" President Moore: "Can it be modified to come in sideways?" Cody Kinsey: "The way the boat dock is thirty-two feet by thirty-two feet. If you do it sideways you are still sticking the same distance out into the water. Would you like me to show you how that reads?" President Moore: "No I can see the dock and I can see." Cody Kinsey: "The black areas are actually where the boat and two jet skis on one side." President Moore: "And this is five thirty-seven or five thirty-eight?" Cody Kinsey: "Five thirty-eight." President Moore: "Five thirty-eight." Director Keisling: "Well according to the ordinance the boat docks have to be on the tenant's property if you will it." President Moore: "Or attached to their property." Director Keisling: "No. On their property. It says with a set fix setback between adjoining property and construction." President Moore: "Ok. So, this wood deck is where?" Cody Kinsey: "All that is gone currently." Director Keisling: "None of that is sitting on your property? Is it all out in the water?" Cody Kinsey: "It is all out in the water." President Moore: "So, if I look at this drawing is this your property right here on this line?" Cody Kinsey: "Yes. That is actually the shoreline of the water right there." President Moore: "Ok. So that is the water and then the dock. Why could this not be made sixteen-foot-deep and double the length?" Cody Kinsey: "Well same thing here; I am also trying to achieve a spot to keep two jet skis. Here is where you would put a boat and here is where we would put two jet skis. You got four feet here for walkway, you gotten foot wide for a boat, and four feet, and then a spot for two jet skis to drive into." President Moore: "And this is just your area?" Director Thornton: "They are all the way down the shoreline over there." Director Keisling: "Yes." Director Thornton: "Probably ten of them or eleven of them on this side of the lake." President Moore: "Is the shoreline at this lot recessed backwards because of the shape of the lake at that point? Cody Kinsey: "It probably goes a little bit like this and swirls out a little bit, I believe." President Moore: "I guess my

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initial response would be before we vote on something like this; I would really like to see the lot itself. If this is thirty-two feet out is it really going to be sticking out?" Director Thornton: "It is a pretty flat shoreline right there, but it is a convex." President Moore: "It is not a point?" Director Thornton: "No." President Moore: "It is recessed somewhat." Director Thornton: "It is like Buzz Hollands or Royce Lewis, or all those down there in front." President Moore: "Do we have other boat docks on the lake that stick out this far?" Director Thornton: "Oh yea. There are ten of them. All of those in front of the new houses down there are like that." President Moore: "Across the lake from me?" Director Thornton: "Yes. But you don't want to build a boat dock that leaves half of your boat hanging out in the water. Yes. They are all that way." President Moore: "I understand. That is a pretty big boat at twenty-six feet." Director Thornton: "Yes. Well the one right down the street in the turn, Bailey Boiler Works, they have got that size of boat and it sticks out every bit that far. They don't have much of a lot. They have a twenty-foot face." Director Keisling: "Royce's sticks out at least that and probably more than that." Director Thornton: "Royce's is probably the same size I would say. It is the same size because he has two jet skis and a boat." President Moore: "Ok. Well mine sticks out ten feet, but it is a little bitty thing. Does anyone else have any questions for discussion and if not, we will call for a vote or we can table it."

**Director Thornton: I make a motion that we approve a building permit as proposed. Director Keisling second the motion. Director Thornton, Director Keisling, and Director Moore voted aye. President Moore: "Ok the motion is approved."**

4. BILL CLEMMER PROPOSAL TO PURCHASE RIGHT TO LEASE PROPOSED LOT(S)

President Moore: "Bill Clemmer wants to buy one or more lots." Bill Clemmer: "That is on Lot 333 and 334. I would like to make an offer on those." President Moore: "Ok." Bill Clemmer: "\$18,000.00 apiece." Director Lewis: "I did not know anything about that." Director Thornton: "We had made a motion. Casey had made a motion when we were looking at Art Cuevas. He said what is wrong with these lots and there was something we had developed fourteen or fifteen years ago and we sold the frontage to Art Cuevas and he built all his houses. This is across the street." Director Keisling: "Across the street from Art Cuevas. Which one is the one Art had the problem with the road?" Director Thornton: "It is across the street on the canyon side and this is across the street from the new houses right there." Bill Clemmer: "I have a picture of them." Director Thornton: "Y'all saw the plats." Director Keisling: "Yes." President Moore: "Are we sure that there are no survey / plat problems like we had with Art's lot?" Director Thornton: "No." Director Keisling: "No. There is just an easement through there." Director Thornton: "There is just a water line easement." Director Keisling: "There is a water line easement"

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through the front. Y'all are aware of that aren't you?" Bill Clemmer: "Yes, sir." Director Lewis: "Have they already been prepared?" Director Keisling: "They have already been plated and there is electricity. Utilities and everything is there." Director Thornton: "Yes they have just been sitting there dormant with nothing on them." Director Keisling: "I ask Jim to put up a for sale on those lots years ago. It is kind of hard to sale something when you don't tell anybody it is for sale." Director Thornton: "Right. There were signs on them for just a bit and the people across the street started using the lots for a parking lots and stuff. They ended up not getting mowed and the signs got mowed over." Director Lewis: "I think it is really hard to just sale something when it has not been obvious that it is for sale." Director Thornton: "Well they were." Director Keisling: "Well they were." Director Thornton: "We had Mesa Vista signs up there forever. Everyone bought the rim lots and those could not get sold. We sold Art those lots \$17,000.00 a piece, I believe. He bought five or six of them." Director Lewis: "How many years ago?" Director Keisling: "A long time ago." Director Thornton: "Ten or eleven years ago. He built it out and none of the builders wanted these and there was not a lot of interest in them. Then they sat there." President Moore: "We made some attempt to mark these to try and sale them?" Director Thornton: "Yes. Initially they were marked." Director Keisling: "Yes we did. Since you have been on the board Sandra. Remember?" Director Lewis: "I don't remember advertising them." Director Keisling: "Well we did not advertise. We asked for signs to be put on them." Director Thornton: "Right. You told Jim Madewell to get some signs up there. He put two little yard signs up there and never really pushed them. We actually have an offer now on two lots." Director Keisling: "Which two are they? Can we get a plat? By the road?" Bill Clemmer: "It is 333 and 334. We have been looking to buy a house over here. My wife has done a bunch of research and that is why." Director Keisling: "Are there four lots up there Greg?" Director Thornton: "Six lots." Robbie Green: "There are three or four up in the water lines." Director Thornton: "No." Director Keisling: "No. You are going to have to set your house back." Director Thornton: "You are going to have to set your house back. You don't build on top of water lines. The lots are ready." Director Keisling: "You do realize that. You know where the water line is don't you?" Bill Clemmer: "Yes. You can see where the water line is." Director Thornton: "I have got a plat." Director Lewis: "It will probably have to be in the contract or written somewhere." Director Keisling: "Well the survey will show that. That is an easement." Director Lewis: "It does not sound like it is a normal easement." Director Keisling: "It is in a weird spot because it is kind of like in your front yard." Director: "I think somebody would offer money on the other two or three for a home site." Director Lewis: "Are you building two houses or one? Bill Clemmer: "Just one." Director Lewis: "You are trying to combine the land?" Bill Clemmer: "Yes ma'am. I will build a really nice house." Director Lewis: "So, he is going to combine them. That is another thing." Director Keisling: "What numbers are you talking about?" Bill Clemmer: "It is the triangle

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piece of the land.” Director Keisling: “Those are plated? Do those have utilities?” Director Thornton: “No. We never did those. We did everything but those. These are not plated yet.” Director Thornton: “If we took that money and dedicate it to the campgrounds?” Director Keisling: “That is supposed to go toward to the infrastructure fund to be used toward that sort of stuff.” Director Lewis: “Well that is what that is right?” Director Keisling: “Yes.” President Moore: “We have a fund called lot sales.” Director Keisling: “Well that money, any lots sold were supposed to go for infrastructure, not for payroll or anything like that.” Director Thornton: “The campgrounds are the big target.” President Moore: “That is fine.” Director Keisling: “That is where you budget.” Director Thornton: “I just think thirty-six thousand dollars’ worth of concrete for Campground C.” Director Keisling: “So, what is the offer on these lots?” President Moore: “Eighteen a piece.” Director Thornton: “So that is thirty-six. If we actually sold the other four we could almost get C done.” President Moore: “Is there any problems being created by having one house on two lots.” Director Keisling: “No.” Director Thornton: “What do we advertise the lot lease at? Casey made a proposal on let’s remarket these.” Director Lewis: “I must have been gone when that happened.” Director Thornton: “You were gone.” Director Lewis: “That is why because I don’t remember any of this.” President Moore recognized audience member Greg Lewis. Greg Lewis: “When I was on the board a long time ago, when we added the two lots together the lease holder would have to agree to pay two lot lease fees and added together. The connection fees and all the fees were doubled into one bill. The potential lot lease holder knowing that they get a lot with a \$3,000.00 lot fee and they would pay \$6,000.00. That was agreed upon when I was on the board with anyone who added two lot leases together.” Director Thornton: “Well that makes sense, but what was the motion Casey made or talked about remarketing those lots. There was discussion about the lot fees. What is the lot lease across the street on the Art Cuevas lots?” Heather Purcell: “\$700.00 per year.” President Moore: “It seems like I remember them being based on square footage or something like that.” Director Keisling: “No.” Director Thornton: “Not on square footage of the lot.” President Moore: “We just need to find out what it is and be consistent.” Director Lewis: “It ends up being a real problem when it is not.” Director Thornton: “Did anyone talk to you about the lot lease?” Bill Clemmer: “No.” Director Thornton: “Where you aware there is a lot lease on these? Once you make your payment what you are buying is the right to lease the lot. It is the lease and I think they are \$700.00 per lot, which would be \$1400.00 per year. So, fourteen hundred per year and you would be willing to pay that?” Director Keisling: “I mean you can have one water meter. You don’t need two water taps.” Bill Clemmer: “Ok.”

**Director Thornton: “I make a motion that we accept the offer for Lot 333 and Lot 334.” Bill Clemmer: “I am not sure what lot. I would have to show you which lot it is.” Director Keisling: “It is. The little triangle lots. We have a**

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**picture of it up here.” Director Thornton: “I want to restate. I want to make a motion we accept the offer for \$18,000.00 per lot for Lot 333 and Lot 334 with a \$700.00 annual, per lot lease from Bill Clemmer. Director Keisling seconded the motion. The motion passed unanimously.**

Bill Clemmer: “Do I need to give y’all a check to hold the lots until we get it all figured out?” Director Thornton: “I think we have a deal that is public record and Sharon can take care of you whenever y’all get ready. Y’all can settle up and she is new to it, but Heather has been here.” Director Keisling: “He will have to get the closing documents.” Director Keisling: “The sewer tap is already at the lots.” Director Thornton: “Do I need to make a caveat that this money needs to go into the lot fund earmarked for the campgrounds?” Director Keisling: “No. That is why you do a budget.”

5. DISCUSS AND CONSIDER CAMPING RULES AND REGULATIONS – QUIET TIME POLICY – TENT CAMPING POLICY

President Moore: “I put this on the agenda because over the last couple of weeks I have got an extraordinary number of phone calls and texts. I know the rest of y’all have also about some confusion as to what our rules are at the lake. Part of that is caused by our lack of communicating some of those rules. The third point is our lack of a uniform enforcement of those rules. What I would like to do this morning is take some of these issues that I know have been a problem, and input from anyone else that also sees some things that we need to address. The issues were; (1) tents in the RV places, (2) confusion about the gate fees being daily, which has been fixed, (3) one that I have had a problem with for a good while is underage drivers of vehicles on our roads. Primarily golf carts. I quite frankly don’t know to what extent we advertise the rules. I know we give handouts at the gate, but I would like to talk about; (1) how we do that. Is it through handouts at the gate or signs at the campgrounds (2) the enforcement of those rules, which is on the back of Stewart. Now Paula I would like to understand first of all what we hand out at the gate and to what extent it covers the issues that I have just brought up or any that you know of.” Paula Stone: “Have you seen the maps that we have with the rules and regulations on them?” Director Thornton: “The glossy ones?” Paula Stone: “Yes.” Director Thornton: “Are we supposed to be handing them to every customer?” Paula Stone: “Yes and we explain to them items that are in the rules or directions on the map. We will also explain to them when check out time is and where the tents can set up.” Director Thornton: “We have gotten so many mixed signals and you all are doing what needs to be done, so we need to get our act together. That is what you are talking about. Robbie had done some preliminary signage for the gates and I was proposing a nine or ten o’clock quiet time.” Director Keisling: “That is ridiculous. That is too early.” Paula Stone: “On weekdays that

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would be fine, but on weekends they are out here to have a good time.” Director Lewis: “I think there is a difference between turn down because it is a little loud and being obnoxious because it is so loud. There is a point where. I don’t care what time it is your music is too loud and you are bothering the person next to you. There is no reason in the campgrounds why it should not be tone it down a little bit.” Director Thornton: “Ten o’clock is reasonable. If you are driving five hours to get here and you are camping and you have worked all day and you cannot go to sleep because you have loud music blowing. I had three or four emails. Doug Parsley is a friend of mine and he did not complain to anyone but left the lake instead.” Director Keisling: “The ordinance is eleven pm. You know what we will have to go through to change this ordinance?” Director Thornton: “No Tom. We already talked about shutting generators off and quite time at sunset.” Paula Stone: “The gate keepers can tell them everything they need to know, but it does not mean they will listen.” Director Thornton: “It is our campground and we set the rules.” President Moore: “We need to define all the rules so the Police Department will have some guidelines to follow.” Director Thornton: “At the very minimum we need to adjust our signage to the proper rules and phone numbers. I am talking about the signs we have.” Chief Naron: “The new people are who we are having trouble with making all the noise. The people that come here all the time I can call them by name. The guests wait until the police officer leaves and then turns the music back up.” Director Thornton: “That is a whole other banner of the sign: “no foul language. No one wants to hear that.” Director Keisling: “The music that comes from the boats is worse than anything else.” Director Lewis: “It is also loud coming off of the golf carts.” Director Keisling: “We can not say after one time you are out and done. Stewart is doing a good job. Let him do his job. You are not going to stop it. It is going to happen and then the police department will stop it.” Director Thornton: “Stewart is doing a good job so we need to give him the tools so when he talks to somebody and says turn the music off our sign does not say twelve o’clock.” Director Keisling: “He does have the tools. The noise ordinance says eleven pm.” Stewart Naron: “The last thing I want is for people to come out here and say to their friends don’t go to Buffalo because they will run you off the lake. Word of mouth is the biggest way you get people to learn about the lake.” Director Lewis: “We are getting the other reputation; I cannot bring my kids out there, they party all night, and it is too loud. I would rather you remove a few people off of the lake than have that reputation. Then you get to the point where people get to saying they can do whatever they want at the lake.” Director Thornton: “Have the officers park in the middle of the campgrounds. You won’t have a lot of this stuff if you have the presence. What are the rules? (1) We are establishing eleven pm loud noise ceases, (2) No tents in the RV area.” Director Keisling: “We discussed that a few meetings back and decided that it would be ok for the kids to be in a tent next to the RV if they are not in another RV camping spot.” Director Thornton: “Ok, so we got this; no tents, one exception, and do not advertise it.”

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Paula Stone: "It says no tents and then it comes back on us because we tell them no tents in the RV sites." President Moore: "We are contradicting ourselves." Director Keisling: "You cannot rent an RV spot and put a tent on it with no RV. We have discussed this before. We said if the RV rented the spot tents would be fine if they had their kids in the tents in their RV spot. The board made that decision. If we are going to change our minds then make another motion." Director Thornton: "Let's just call it no tents and let the guys manage it." Director Lewis: "We need to let the camp host know these things too, because it is a problem otherwise." Director Thornton: "Ok. So, no tents?" Director Keisling: "Let's just use some common-sense people. If I am out here and my grandkids want to sleep in a tent, then use common sense." Director Thornton: "Ok so we go this one exception and we don't advertise it." Director Lewis: "And they have to fit on their own site with the tent and the RV." President Moore: "Do we charge them for the tent?" Director Thornton: "No. I don't think so." President Moore: "What is the point then?" Director Thornton: "I am trying to establish a sign that tells people who have never been here before what is going on here." Director Keisling: "You can eliminate "no camping on the golf course" it has been established as an overflow area." Director Thornton: "We have our season coming up so we need to get our signage in place. This is the signs in the campgrounds, so let's get this handled." Director Lewis: "We can leave no camping on the golf course and overflow camping." Director Thornton: "Pets?" Director Lewis: "I think three should be the limit." Director Thornton: "The main thing is to be on a lease and if we have the rule established that it is three and someone shows up with five that is a little much and they don't need to do that. All this not littering, double parking, littering, whatever, the phone numbers here and the contacts on the lake. Does anyone have a problem putting the Marina phone number on the sign?" Director Lewis: "I do. I don't think we are supposed to be advertising for them. I think the office phone number should be on there before the Marina phone number." Director Thornton: "I want to help the Marina and the customers." Director Lewis: "It is not about helping them. They are a private business." Director Thornton: "It is our customer Sandra. We are helping our customers navigate the lake. We put it on the map." President Moore: "I have already talked to Jody about this specific issue. He said unless you can identify a specific quantifiable economic benefit to the lake we should not partake in reduced gate fees or any other assistance to a profit-making organization." Jody Jenkins per teleconference: "We should not be promoting the Marina but the first question in my mind is who owns that phone number and if they own the phone number we would just have to replace our sign if they changed their name or phone number. I don't see a problem with it. It is not much difference than on the highway where you see signs that say McDonalds exit here. I don't think putting it up there and explaining how to get there and how to get in touch with them is really promoting them. It is certainly not to our determinate since we get the benefit of the rent and everything. I think just putting it on the sign

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would be fine.” The Board agreed to have four signs made for campground A,B,V, and S stating: 911 first, the non-emergency police phone number, the marina phone number, the rules with the addition of valid driver’s license required to operate a golf carts/UTV’s.

Director Thornton would like signs at the gates to guide the traffic flow.

6. Discuss and consider ATV/UTV/Golf Cart Annual Pass Price

The board agreed to sale an annual off-road vehicle pass for \$50 per off-road vehicles.

7. Discuss and consider adding Sharon Flower to the Western Bank signature card and removing Sherilyn Toelle from the signature card

**Upon a motion by Director Greg Thornton and a second by Director Sandra Lewis, the Board of Directors voted unanimously to authorize Western Bank to add Sharon Flower to the signature card and remove Sherilyn Toelle.**

8. Executive Session

The regular session recessed at 10:27 am.

President Bill Moore declared a need for an Executive Session of the Board of Directors to discuss Section 551.074, Personnel and Section 551.0725, Contract.

9. Re-open in regular session and take action if necessary

The Board of Directors re-opened into regular session at 11:00 am.

10. Public Comment

There were no public comments.

11. Adjourn

The Board of Directors Adjourned.

