

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 **Thursday, OCTOBER 3, 2017** with the following persons present:

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

Staff Present: Warren Johnson, General Manager  
Heather Purcell, District Secretary  
Sherilyn Toelle, Finance Director  
Roberta Beam, Promotions Director  
Robbie Green- Maintenance Supervisor

Guests Present Gary Satterwhite, Resident  
Kecia Griggs, Resident  
John Forburger, Resident  
Sue Brewer, Resident  
Michelle Richardson, Resident  
Tommy and Evelyn Griggs, Resident  
Greg Lewis, Resident

1. Call meeting to order and Invocation  
President Moore called the meeting to order and 9:00 am with four members present; Director Keisling was on teleconference, and gave an invocation.
2. Public Comment  
Gary Satterwhite commented on the main water line that broke between him and his neighbor. He stated that the maintenance department needs to clean up his yard and not dump dirt in his yard, which could be dumped into a dump truck instead. Director Lewis said that there be a higher standard of how things are left and how things are done.  
  
Greg Lewis commented on items he noticed that needed attention or needed to be at a higher standard.
3. Approve minutes of September 14, 2017  
Director Hildebrandt made a motion to approve the minutes of September 14, 2017, as written. Director Thornton seconded the motion. Director Moore, Director

Hildebrandt, and Director Thornton voted aye. Director Lewis abstain. The motion passed.

4. Michael Brooks- Ransom Canyon Fitness Center Proposal  
No Action Taken. Mr. Brooks was not in attendance.

5. Annie Whittaker – Life Jacket Training Proposal.  
No Action Taken. Ms. Whittaker was not in attendance

6. Capital Improvements

a) Waterpark

Kai Evans is not interested in working with the water park in 2018 due to opening her new business, but would be interested at a later date.

b) Overlay of roads

Mr. Johnson presented the board a spreadsheet showing which roads needed to be paved. Director Thornton would like the resident roads a priority and then the Marina parking lot. President Moore said this will be a long-term project and would like to have committee meetings to identify capital improvements, set a plan in motion, and follow the plan. The board agreed; Mr. Thornton, President Moore, and Mr. Johnson could form the committee and meet in the morning at 9 a.m. to prioritize and report back to the board.

c) New Water Meters Update

d) Kai Evans – Zipline Update

Ms. Evans is no longer in business with the zipline company that surveyed Buffalo Springs Lake in 2017. She will be bringing a new zipline company to survey the lake approximately March 2018. Director Lewis said land is the most valuable thing the water district has and wants to be cautious. Director Thornton is not interested in a zipline. Director Moore suggested meeting with Ms. Evans at a later date.

e) Marina Restrooms

Warren Johnson stated that Task Compliance will be meeting with him later this week to look at all the restrooms and he can report back to the board with the money to be spent to bring the restrooms up to date.

f) Marina TAS

Discussed in item 6.e. No action taken at this time.

g) Party House

Warren Johnson presented the board with a set of plans to remodel the party house including; rocking the front, new flooring, remodeling the

restrooms, and replacing the drop-down ceiling. Director Thornton would like to finish the gate construction project and get paving started before any other projects are started. President Moore wants a time line and schedule presented and it would be discussed during the capital improvements committee meeting.

h) Admin Building

Mr. Johnson stated that this is a wish list item to finish the rock around the building, replace the flooring, replace the countertops, and replace the windows.

i) Infrastructure

Director Lewis ask how the water district could get a more efficient sewer system and would like a plan for replacing the sewer pipe. Director Thornton stated it would be over a million dollars to replace the sewer system. Director Hildebrandt said the port-a-john's help during the busy season to keep the system from being over worked. Director Thornton recommend looking into some vault restrooms.

The Board members listed various improvements they would like to see done this winter; finish the gate construction project, remodel of the marina restrooms, upgrade campgrounds with asphalt and define areas, paving, the ATV trailhead, and removal of cattails.

7. Property Conditions and/or building permits

A. Building Permit Lot 77 Variance

There was no objection by residents that were sent letters concerning the variance. The board agreed to allow; Lot 77 continue with the building permit including a three-foot easement.

B. Building Permit Lot 570 Carport Addition

Lot 570 submitted carport building plan, which was just a drawing. Mr. Johnson required an engineered set of plans, which the board agreed with.

8. Budget Amendments

No discussion. No Action.

9. SDBA Contract review and approval

President Moore said that the water district attorney has an issue with some items on the SDBA Contract. Mr. Johnson stated he would contact Mr. Fawks with SDBA to go over those items. Director Thornton stated that in his opinion the races without top fuelers would not do well and would like to be involved in the planning process. The board agreed and invited him to go with the staff to the World Final Drag Boat Races in Phoenix Arizona. Director Thornton encouraged other

members to go as well and would the members to solicit the top fuelers to come to the water district race and fees that would be incurred.

10. Pete from Bees Knees proposal for bee hives

No Action Taken. Pete was not in attendance.

11. Sherilyn Toelle, Finance Director Report

12. Roberta Beam, Promotions Department Report

Ms. Beam reported on the upcoming events and what events she had been involved with. She also reported on the one call system, which costs approximately \$2,000.00 per year. The Board was in favor of using the one call system.

13. General Manager Report by Warren Johnson

New Website

- Mr. Johnson stated that the new website is still a work in progress. Director Thornton would like an Air B & B tab and a property tab on the new website.

Leadership Training

- The leadership team meets every Tuesday morning. The team includes Steve Clabaugh, as well as water district department heads.

Mud Bogs

- November 11<sup>th</sup> will be a Mud Bogg safety training class, this will generate revenue as Mud Boggs events begin throughout the year. It was brought to the attention of the general manager to check on insurance requirements for this type of event.

14. Executive Session

The Board of Directors convened into Executive Session at 11:11 am to discuss Section 551.072, Deliberations about Real Property and Section 551.0725, Contracts.

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

The Board of Directors reopened into regular session at 11:55 am.

16. Public Comment

No Public Comment.

17. Adjourn

The Board of Directors adjourned at 11:56 am.