

LUBBOCK COUNTY WATER CONTROL & IMPROVEMENTS DISTRICT NO. 1



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

Minutes

**CALLED MEETING OF THE BOARD OF DIRECTORS
TUESDAY, May 11, 2021**

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in CALLED meeting on TUESDAY, May 11, 2021, at 9:00 a.m. in the LCWCID Administration Office 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 MEETING TO ORDER AND INVOCATION

PRESIDENT KEISLING CALLED THE MEETING TO ORDER AT 9:00AM. DIRECTOR HILDEBRANDT GAVE AN INVOCATION.

2. ANNOUNCEMENT OF A QUORUM

FOUR BOARD MEMBERS PRESENT. DIRECTOR LEWIS WAS ABSENT.

- TOM KEISLING
- CASEY HILDEBRANDT
- GARY SATTERWHITE
- JOHN KIMMEL

3. PUBLIC COMMENT

NO PUBLIC COMMENT

4. EXECUTIVE SESSION

No action taken

5. APPROVAL OF THE APRIL 13, 2021 MINUTES

DIRECTOR HILDEBRANDT MADE A MOTION. DIRECTOR SATTERWHITE SECONDED THE MOTION. THE MOTION PASSED.

6. NEW BUSINESS

PAVING BIDS- MOTION TO DISCUSS PAVING BIDS BY DIRECTOR HILDEBRANDT, SECONDED BY DIRECTOR SATTERWHITE. THE MOTION TO DISCUSS PASSED.

PRESIDENT KEISLING OPENED THE SEALED BIDES: (1) ZAHN PAVING: TOTAL PROPOSAL \$186,500 INCLUDING REPAIRS FOR TWO INCH OVERLAY FOR THE PAVING. (2) CAPROCK PAVING- \$131,356.00 AND WILL INCLUDE THE REPAIRS TO THE AREAS THAT NEED TO BE DUG UP. CAPROCK PAVING SUBMITTED A COPY OF LIABILITY OF INSURANCE WITH THEIR BID.

DIRECTOR HILDEBRANDT WAS CONCERNED WITH THE DISCREPANCY IN THE BID DIFFERENCES AND WOULD LIKE TO SEE REFERENCES ON CAPROCK PAVING. BRANDON POWELL RECOMMENDED USING CAPROCK PAVING. PRESIDENT KEISLING ASK THE BOARD TO CONSIDER THE LOWER BID. DIRECTOR KIMMEL MADE A MOTION TO ACCEPT THE BID FROM CAPROCK PAVING. DIRECTOR SATTERWHITE SECONDED THE MOTION. THE MOTION PASSED THREE TO ONE. DIRECTOR HILDEBRANDT VOTED NAY.

DIRECTOR KIMMEL MADE A MOTION TO REOPEN THE DISCUSSION ON THE PAVING BIDS. DIRECTOR HILDEBRANDT SECONDED THE MOTION TO REOPEN THE DISCUSSION. DIRECTOR HILDEBRANDT WOULD LIKE IT TO BE NOTED THAT ZAHN PAVING IS THE LOWER BID. PRESIDENT KEISLING STATED THAT THE BOARD DISCOVERED AN ERROR IN THE ADDITION FOR THE PAVING BIDS AND ZAHN PAVING SUBMITTED THE LOWEST BID.

THE CORRECT BID AMOUNTS:

ZAHN PAVING- (1) MESA DRIVE \$24040.00 (2) CHEYENNE LANE \$16040.00 (3) COWBOY LANE \$21080.00 (4) LARIAT LOOP \$61160 (REPAIRS 5) INTERSECTION AT COMANCHE AND PONY EXPRESS TRAIL \$500 (REPAIRS 6) 599 COMANCHE \$3200 (REPAIRS 7) THE Y NEAR THE CRAPPIE HOUSE \$3200. THE TOTAL CORRECT BID AMOUNT FROM ZAHN PAVING IS \$129,220.00.

CAPROCK PAVING: (1) ASPHALT OVERLAYS AND REPAIRS \$11720.00 (2) DEMO AND REMOVE EXISTING ASPHALT AND/OR BASE FOR FULL DEPTH REPAIR REPROCESS, GARADE AND COMPACT FOR NEW ROAD SURFACE 3 AREAS \$119636.00. THE TOTAL CORRECT BID AMOUNT FROM CAPROCK PAVING IS \$131356.00

DIRECTOR KIMMEL MADE A MOTION TO USE CAPROCK PAVING. DIRECTOR SATTERWHITE SECONDED THE MOTION. DIRECTOR SATTERWHITE WOULD LIKE TO USE SOMEONE NEW. DIRECTOR KIMMEL AND DIRECTOR SATTERWHITE VOTED AYE. DIRECTOR HILDEBRANDT AND DIRECTOR KEISLING VOTED NAY. *THE MOTION DID NOT PASS.*

ZAHN PAVING COULD START IN TWO WEEKS. CAPROCK PAVING COULD START IN MID JUNE.

DIRECTOR HILDEBRANDT MADE A MOTION TO ACCEPT THE ZAHN PAVING BID FOR PRICE AND BEGINNING START TIME OF TWO WEEKS. DIRECTOR KIMMEL SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF PLAT FOR LOT 170 AND 171-

MOTION TO DISCUSS BY DIRECTOR SATTERWHITE. DIRECTOR KIMMEL SECONDED THE MOTION. THE MOTION TO DISCUSS PASSED.

THE BOARD WELCOMED RICH RENDON FROM LOT 170. HE WOULD LIKE TO MOVE THE PROPERTY LINE OVER TO CORRECT THE PROPERTY LINE BETWEEN LOT 170 AND LOT 171. THIS WILL ALLOW LOT 171 TO HAVE A DRIVEWAY ON ITS OWN PROPERTY. **DIRECTOR SATTERWHITE MADE A MOTION TO APPROVE THE REPLAT OF LOT 170 AND 171 REPLAT. DIRECTOR KIMMEL SECONDED THE MOTION. THE MOTION PASSED.**

7. OLD BUSINESS

- A. APPROVAL OF TCEQ DROUGHT CONTINGENCY PLAN FOR RETAIL PUBLIC WATER SYSTEM.** DIRECTOR KIMMEL MADE A MOTION TO DISCUSS. DIRECTOR HILDEBRANDT SECONDED. THE MOTION TO DISCUSS PASSED.

THIS PLAN WOULD GO INTO EFFECT IF THE CITY OF LUBBOCK COULD NOT PROVIDE THE NECESSARY WATER TO BUFFALO SPRINGS LAKE. THIS WOULD PROVIDE A LAYOUT OF WATERING SCHEDULES FOR THE RESIDENTS OF BUFFALO SPRINGS LAKE. IF THIS HAPPENS, WE WILL HAVE A PLAN IN EFFECT. THIS IS REQUIRED BY TCEQ.

DIRECTOR SATTERWHITE MADE A MOTION TO ACCEPT THE PLAN. DIRECTOR KIMMEL SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

- B. GREG THORNTON "REVIEW OF TERMS" OF THE MESQUITE COVE MARINA BOAT DOCKS.** GREG THORNTON WOULD LIKE TO ADD TWO MORE TERMS OF FIVE TO THE CONTRACT. DIRECTOR HILDEBRANDT STATED THERE IS NO DOWN SIZE TO EXTENDED THE CONTRACT. PRESIDENT KEISLING STATED THAT PRICES CHANGES AND HE WAS UNSURE OF EXTENDING THE CONTRACT AT THIS TIME. GREG THORNTON WOULD LIKE TO EXTEND IN FOR 10 YEARS AND GIVE THE WATER DISTRICT FIRST RIGHT OF REFUSAL. DIRECTOR KEISLING WOULD LIKE TO GIVE YOU AN OPTION TO RENEW AT THE END OF THE TERM BECAUSE THE PRICES WILL CHANGE. GREG THORNTON STATED THAT IT WILL HELP HIM WITH HIS LOAN AT THE BANK. MR. THORNTON STATED THE DOCKS ARE IN AND ARE AN ASSET. HE WOULD LIKE TO RATIFY THIS IN THE MEETING MINUTES. DIRECTOR HILDEBRANDT WOULD LIKE TO ADD THAT TO THE CONTRACT. **DIRECTOR HILDEBRANDT MADE A MOTION TO EXECUTE AND AMEND THE CONTRACT WITH EXTENDED TERMS TO BE NEGOTIATED AT THAT TIME AND THE WATER DISTRICT TO HAVE THE FIRST RIGHT OF REFUSAL. DIRECTOR SATTERWHITE SECONDED THE MOTION. THE MOTION PASSED.**

8. REPORTS

FINANCE DIRECTOR REPORT:

- HEATHER PURCELL GAVE A BRIEF FINANCE REPORT.

GENERAL MANAGERS REPORT:

- BRANDON POWELL DISCUSSED THE ACCIDENTS OVER THE WEEKEND, WHICH INCLUDED TWO MAJOR ACCIDENTS. MR. POWELL SAID THE NEW POLICE OFFICER IS WORKING IN MAINTENANCE UNTIL ALL HIS PAPERWORK HAS BEEN TURNED IN. MR. POWELL STATED THE POLICE DEPARTMENT IS UNDER-STAFFED BY TWO. MR. POWELL HAS DISCUSSED WITH THE VILLAGE REGISTERING ALL GOLF CARTS/ UTV'S FOR A FEE AND MAKING SURE THEY ARE STREET LEGAL. DIRECTOR KEISLING STATED THE FOUNDATION NEEDS TO START WITH THE POLICING. DIRECTOR SATTERWHITE AGREED WITH DIRECTOR HILDEBRANDT AND GET SOME ENFORCEMENT AT BUFFALO SPRINGS LAKE.
- BRANDON POWELL INTRODUCED JASON ROBB TO BOARD. MR. ROBB STATED THAT TCEQ HAS GIVEN US VIOLATIONS ON PAPER THAT WERE FROM 2018. MR. ROBB STATED THAT WE ARE IN ENFORCEMENT WITH TCEQ RIGHT NOW. NINETY PERCENT OF THE VIOLATIONS WILL BE CORRECTED QUICKLY TO DECREASE THE FINE THAT THE WATER DISTRICT WILL RECEIVE FROM THE WATER DISTRICT. MR ROBB HAS A CLASS DD LICENSE AND CAN-DO CUSTOMER SERVICE INSPECTIONS AT BSL, WHICH WILL INCLUDE CONNECTIONS ON BUILDING PERMITS. EACH RESIDENT CAN BE CITED AND WATER WILL BE SHUT OFF IF THEY ARE IN VIOLATION OF THE CUSTOMER SERVICE INSPECTION THAT HAS BEEN SIGNED. MR. ROBB SPOKE WITH TCEQ THIS AM AND THERE MAY BE SOME GRANTS AVAILABLE. A SURVEY IS REQUIRED FOR ELEVATIONS. THE SURVEY COULD HELP TO FIND THE BEST POSSIBLE SOLUTION TO EVALUATE THE LIFT STATION. MR. ROBB RECOMMENDED GETTING A SURVEY DONE AND USE GRAVITY MAINS. MR. ROBB STATED THAT THE WATER DISTRICT COULD DO SOME OF WORK IN HOUSE TO RUN PVC PIPE AND ALL THE TRENCHING. TCEQ REQUIRES A MANHOLE EVERY 500 FEET.
- BRANDON POWELL STATED THERE ARE SEVERAL WATER METERS THAT NEED TO BE REPLACED.
- MARKETING AND ADVERTISING:
 - FOR THE WEEK OF WAKE THE CANYON \$71,000.
 - THE COMMERCIAL ON KCBD IS NOW AIRING 32 TIMES IN A MONTH.
 - SPONSORSHIP HAS BEEN GREAT THIS YEAR. WE HAVE COLLECTED \$21,300 IN SPONSORSHIP.
 - THE NEXT BIG EVENT IS THE BBQ COOK OFF. THERE ARE CURRENTLY 23 TEAMS REGISTERED.
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9. EXECUTIVE SESSIONS

THE BOARD OF DIRECTORS ADJOURNED REGULAR SESSION AND OPENED INTO EXECUTIVE SESSION AT 11:18 AM.

10. RE-OPEN IN REGULAR SESSION AND TAKE ACTION IF NECESSARY

THE BOARD OF DIRECTORS REOPENED INTO REGULAR SESSION AT 1:14 PM.

11. **PUBLIC COMMENT**

12. **DISCUSSION ITEMS**

- DIRECTOR HILDEBRANDT WOULD LIKE ON THE NEXT AGENDA: ADOPT CUSTOMER SERVICE INSPECTION.

13. **ADJOURN**

THE BOARD OF DIRECTORS ADJOURNED AT 1:15 PM.