

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF AUGUST 13, 2024**

Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in a **CALLED** meeting on **AUGUST 13, 2024**, at 9:00 a.m. in the Administration office located at Buffalo Springs Lake in Lubbock County, Texas, 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 AND INVOCATION

DIRECTOR ADAMS OPENED THE MEETING AT 9 AM. DIRECTOR BARCENAS GAVE THE INVOCATION.

ANNOUNCEMENT OF QUORUM

BOARD MEMBERS PRESENT: NICOLE ADAMS, DOUG PARSLEY, JOEL PROCK, JANETTE BARCENAS

2. PUBLIC COMMENTS

NO PUBLIC COMMENT

3. APPROVAL OF THE MINUTES OF JULY 16, 2024

Director Parsley made a motion to approve the minutes of the July 16, 2024, Board Meeting, Director Prock seconded, and the motion passed unanimously.

4. NEW BUSINESS

4.1 Discuss, Consider, and Take Action for Flock Safety Demonstration and Pricing
Director Prock made a motion to Discuss, Consider, and Take Action for Flock Safety Demonstration and Pricing. Director Parsley seconded, and the motion passed.

Cameron Lewis was present to give the Flock Safety demonstration.

Tabled for further review.

4.2 Discuss, Consider, and Take Action for Adjustments of lot lease upon sale of improvements
Director Parsley made a motion to Discuss, Consider, and Take Action for Adjustments of lot lease upon sale of improvements. Director Prock seconded, and the motion passed.

Tabled to the September Board meeting

4.3 Discuss, Consider, and Take Action for Tree Trimming presented by Kelly Hildebrandt
Director Barcenas made a motion to Discuss, Consider, and Take Action for Tree Trimming presented by Kelly Hildebrandt. Director Prock seconded, and the motion passed.

Kelly Hildebrandt addressed the board on the proposed plan for tree care.

Director Prock made a motion to do two months/8 days with Hildebrandt Trees with Haul off and clean up, Director Parsley seconded, and the motion passed unanimously.

5. OLD BUSINESS

5.1 Discuss, Consider, and Take Action for BSLRIA Temporary Use Agreement
Director Barcenas made a motion to Discuss, Consider, and Take Action for BSLRIA Temporary Use Agreement. Director Parsley seconded, and the motion passed.

The resident gate will be closed until further action is taken by the Residents association.

5.2 Discuss, Consider, and Take Action for the revised Airbnb addendum
Director Barcenas made a motion to Discuss, Consider, and Take Action for the revised Airbnb addendum. Director Parsley seconded, and the motion passed.

Director Prock made a motion to send letters to residents operating a short-term rental, Director Parsley seconded, and the motion passed unanimously.

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5.3 Discuss, Consider, and Take Action on Lot Lease Violations / Property Clean-up Notifications

Director Parsley made a motion to Discuss, Consider, and Take Action on Lot Lease Violations / Property Clean-up Notifications. Director Barcenas seconded, and the motion passed.

Directive to move forward.

6. REPORTS

FINANCE REPORT BY HEATHER PURCELL

Heather gave the Finance Report

6.2 MARKETING DIRECTOR REPORT BY SHAYNA SCOTT

MARKETING REPORT

AUGUST 2024

MARKETING

- Worked on website updates, Facebook media, and graphics; coordinated email setups and technical resolutions for Eric Fugate and Chris Fisher with Ramar Communications.
- Collaborated with board president Nicole Adams on upcoming Fall and Spring events, including a veterans' appreciation day on November 9th with plans for a sponsor-cooked meal and potential chili cook-off at Buffalo Barn.
- Managed the Summer Splash event with Landon King from Townsquare Media, ensuring effective promotion and advertising across platforms.
- Communicated with Troy White for the CAST for Kids event on October 5th and finalized the date for the Buffalo Wallow event with the Lubbock Running Club and Tommy Johnson on November 9th.
- Met with Texas Tech and The Program LLC representatives, Omri Rachmut and Jake MacDonald, to discuss and conduct a strength training day with Coach Joey McGuire and Associate Athletic Director Antonio Huffman.

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- Met with Matt Witt at the lake to discuss additional sponsorship opportunities. He has agreed to sponsor the waterfall redesign. We are currently waiting on plans from the designer to proceed and obtain the check from Matt Witt.
- Had discussions over lunch with Brandon Powell, Scott Taylor, and representatives from Great Plains Distributors about a cook-off for the ABC Pro Rodeo.
- Consulted with Melody Vinson and Chase Vinson about the IBCA cook-off scheduled for September 20th. Final plans are in place to host the event.
- Handled inquiries from church organizations interested in hosting events, providing necessary information and support.
- Updated website content and social media to reflect current and upcoming events, exploring advertising opportunities on Pandora and Spotify for the BBQ Cook Off.
- Preparing to finalize marketing details for the veterans' event and the Buffalo Wallow event on November 9th and ensuring the distribution of new lake hats from Circle HBK.

SCHEDULE OF EVENTS

- August 31 - Labor Day Celebration, Hot Air Balloons
- September 14- Fight Another Day, Suicide Awareness Benefit
- September 24 - BBQ Cook Off
- October 5 - C.A.S.T. For Kids
- November 9- Buffalo Wallow

SPONSORSHIPS

- North Permian Well Service, \$10,000
- Equipment Share \$3000 for BBQ Cook Off
- Pollard Friendly Ford, \$20,000
- Southwest Watersports, \$2500
- Matt Witt, \$25,000 (to redesign the waterfall)

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- Hub City Body Shop, \$5000
- People's Bank, \$1000
- Jason's Ice Cream- \$500
- 806 Munchies, \$500
- Red's fruit Cups, \$500
- Ken's Smart Energy, \$500

Total for Sponsorships 2024- \$68,500

6.3 POLICE DEPARTMENT REPORT BY CHIEF JONES

Chief Jones gave the police report for the month.

6.4 MANAGERS REPORT BY BRANDON POWELL

**BUFFALO SPRINGS LAKE AGENDA
RECOMMENDATIONS & MANAGERS REPORT
August 13th, 2024**

NEW BUSINESS

4.1 Flock Safety Demonstration and Pricing.

Cameron Lewis will present a demonstration of the camera systems offered by Flock Safety. As we have discussed, we have options from License Plate Readers to Tower Cameras that we can log in to for overwatch for specific areas. With Lubbock County's grant being a 50/50 chance of acceptance, I would like to purchase the LPRs to stage at our main entrance. A Flock Safety License Plate Reader (LPR) offers several significant benefits for law enforcement and public safety. Here are some key advantages:

1. Enhanced Crime Detection and Prevention:

Real-Time Alerts: Flock Safety LPRs can provide real-time alerts when a license plate of interest is detected. This allows law enforcement to respond quickly to potential threats or criminal activities.

Automated Monitoring: Continuous monitoring of vehicle license plates helps in identifying stolen vehicles, wanted suspects, or vehicles linked to criminal activity.

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2. Improved Investigative Efficiency:

Historical Data Access: The system stores historical data on license plates captured, which can be valuable for investigating and solving crimes. This can assist in tracking movements and establishing connections between incidents.

Evidence Collection: Captured data and images can be used as evidence in investigations and court proceedings, helping to build stronger cases.

3. Community Safety and Security:

Deterrence: The presence of LPRs can act as a deterrent to criminals, knowing that their vehicle's movements are being recorded and monitored.

Emergency Response: In the event of an emergency or alert, the system can help quickly identify vehicles involved, aiding in faster response and resolution.

4. Efficient Traffic Management:

Traffic Analysis: LPRs can be used to monitor and analyze traffic patterns, which can aid in traffic management and planning. This can help in addressing congestion and improving road safety.

Parking Enforcement: The technology can be employed for automated parking enforcement, reducing the need for manual monitoring, and improving compliance.

5. Integration with Other Systems:

Data Sharing: LPRs can integrate with other law enforcement databases and systems, such as criminal databases or hotlists, to provide a comprehensive view of potential threats.

Coordination: Facilitates coordination between different law enforcement agencies by sharing information and alerts across jurisdictions.

6. Cost Efficiency:

Reduced Labor Costs: Automated monitoring reduces the need for manual patrols and monitoring, which can result in cost savings in personnel resources.

Operational Efficiency: Streamlines processes related to vehicle checks and investigations, allowing officers to focus on more strategic tasks.

7. Support for Routine Policing:

Routine Checks: These can be used during routine patrols to identify vehicles of interest or monitor suspicious activity.

Public Relations: Demonstrates a commitment to using advanced technology to enhance public safety, which can improve community relations.

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Overall, Flock Safety License Plate Readers offer a range of benefits that enhance the effectiveness of law enforcement, improve community safety, and contribute to more efficient and informed policing.

4.2 Adjustment of Lot Lease amount after the sale of improvements.

Following discussions with our attorney, it has been confirmed that the district has the authority to modify the lot lease amount. However, this change is contingent upon the new resident signing a new 50-year lot lease agreement. This ensures that the revised lease terms are legally binding and applicable for the duration of the new lease period. This conveys the legal aspect and the requirement for a new lease agreement while ensuring all parties understand the conditions for changing the lot lease amount. After review of the current lot leases. I recommend after the sale of improvements on district property, any lot lease that is less than \$1,537.50, be raised to this amount (\$1,537.50).

Currently, the lot lease payments are \$191,683.28 a year. By increasing all lot leases to this amount after the sale of the improvement by the time all have been increased, the total revenue would increase to approximately \$524,000 a year. This plan is obviously a long-term venture and could take 10-20 years before the final number is reached.

4.3 Kelly Hildebrandt- Tree trimming presentation with cost (Campground A).

As requested, and to give the board of directors a figure of the cost it will take to begin trimming the trees in the campgrounds, Kelly Hildebrandt has been invited to explain a process Hildebrandt Tree Tech has recently started. This will involve a crew once a week from Hildebrandt Tree Tech trimming assigned areas. In addition to Tree Tech, one way to reduce the total cost would be to have our staff pick up the downed limbs after Tree Tech has cut them to the ground.

OLD BUSINESS

5. Old Business

5.1 BSLRIA Temporary Use Agreement

The BSLRIA has had exactly three months to review and come up with any desired change requests to the agreement. If no response is brought forth during this board meeting, I recommend the district take back the "Residents West Gate."

5.2 Revised Airbnb addendum

The revisions from the July board meeting were sent out shortly after the meeting. As of today, three out of 16 residents have signed the Addendum. On August 8, 2024, I spoke with our attorney about a written letter from him stating those out of compliance are in

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jeopardy of having the lot lease revoked.

5.3 Lot Lease Violations / Property Clean-up Notifications. Jody Jenkins will be drafting a letter for this item along with the Airbnb letter. I have assigned Sgt. Fugate as the Code Enforcement officer. On August 7th, 2024 he toured the lake and gathered more photos of those out of compliance.

MANAGER'S REPORT

ADMINISTRATION

District Manager –

I have remained in constant contact with the City of Lubbock about water and Sewer issues they have been having. The city is able and willing to remove any plastic media that is seen around the lake until the issue is resolved. It has been requested that residents also report any plastic media to the city.

The latest issue we are faced with is, that the City cannot figure out why Ransom Canyon and Buffalo Springs are experiencing low water pressure to our standpipe. On Tuesday, Chris Fisher was monitoring the standpipe and noticed the pressure coming into BSL was extremely low which dropped our standpipe level to 81'. The pressure normally entering BSL ranges from 75-95 PSI and keeps our standpipe at around 114'. As of August 8, 2024, we have been sitting at 35PSI. This is being investigated by BSL staff and the city of Lubbock, once the issue is found or resolved, I will notify the board of directors.

On July 23, 2024, an order for 8 25" X 45" buoys to be placed at our spillway. The estimated delivery is August 9th, 2024.

On July 26, 2024, Scotty Bower with Great Plains Distributors reached out to me in regards to hosting the ABC RODEO BBQ Cookoff. That same day, I had Shayna meet with me and Scotty to discuss the potential for Buffalo Springs Lake to be the new home for the ABC BBQ cookoff. On July 26, 2024, I met with the entire ABC Rodeo committee where an agreement was made for Buffalo Springs Lake to host the annual cookoff. At this same meeting, I was asked to be a part of the committee since we will be hosting the cookoff from now. I have yet to decide due to other committees I am currently a part of.

On August 1, 2024, I attended the quarterly Local Emergency Planning Committee (LEPC) Meeting. This committee is organized by the Lubbock County Emergency Management Coordinator and is held quarterly to discuss local hazmat hazards within the county. I currently hold a seat with the committee as

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we are directly affected in the event a hazardous material spill finds its way into the Brazos.

On August 5, 2024, Board Members J. Prock, N. Adams, and I met with TxDot regarding our bridge at the Marina. Though the bridge has been rated as “fair” it is in dire need of repairs. The district will need to start with concrete work surrounding the spalls of the bridge (Horizontal, Vertical, and Overhead). TxDot will not cover the cost of repairs for this bridge. However, in September, TxDot will be conducting an underwater inspection of the pillars. IF there is enough damage to the pillars that would rate the bridge in “poor condition” at that time TxDot would fund the project.

Since the last board meeting, I have met with TxDOT several times to discuss the spillway bridge project. Digg Commercial arrived on site on August 1st and has managed to complete a portion of the pillar repairs. At this time, Buffalo Springs Lake staff are tasked to remove a section of cattails so Digg Commercial can relocate the aqua dam. This project is nearing completion.

I have started the performance evaluations for all section leaders. Currently, I have completed Chief Jones's evaluation. These evaluations are very methodical with an approach to enhancing leadership, Job Performance, Productivity, Accuracy, Attention to Detail, Initiative and Creativity, Clarity, and effectiveness of Communication, Team Collaboration, Responsiveness and Timeliness, Professionalism, Reliability and Dependability, Adaptability to Change, Goals and Achievements, Contribution to Team and Company Goals, Professional Growth and Development, and Areas for Improvement. Each evaluation takes between 2-4 hours to complete depending on the Leader I am evaluating.

District Secretary and Park Ranger Position – This position was posted on August 1st. Since the posting, I have received 19 applications with only nine that meet the bare minimum requirements. I am continuously reviewing resumes and trying to select the top three candidates. However, none of the candidates have any municipal secretary experience.

Buffalo Springs Lake Road widths. This project has started. Chris has the remaining staff starting on the hill between Sandy Point Beach and Kim Archer's old house. Another crew has been painting and repairing guard rails along with clearing the roads of low-hanging branches and debris.

McMillan Dam- This project is ongoing with Hugo Reed conducting several more surveys.

Emergency Operations Plan – All documents have been sent to TDEM and waiting for approval.

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MAINTENANCE / UTILITIES/PARKS-

Within the past month Maintenance staff have completed several of the lake projects provided by the board of directors despite the challenges of dealing with the #7 lift station tripping the power breaker, a water leak at lot 75, staying on top of mowing and weed-eating, and the summer help dwindling in preparation of returning to school. The following projects are completed:

- Painting of fire hydrants
- Painting of lift stations
- Ramp for the new fishing pier
- Marina bathroom stalls
- Water Fountain "repair"
- Painting of picnic tables and pavilions

7. EXECUTIVE SESSION

Adjourned for Executive Session at 12:02 pm

8. PUBLIC COMMENT

No Public Comment

9. DISCUSSION ITEMS

Reopen from Executive session at 1:27 pm

10. ADJOURN

Adjourned at 1:32 pm

Nicole Adams President _____
Lubbock County WCID No. 1

Date: _____