

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in a **CALLED** meeting on **SEPTEMBER 10, 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 BARCENAS OPENED THE MEETING AT 9 AM. DIRECTOR PROCK GAVE THE INVOCATION.

ANNOUNCEMENT OF QUORUM

BOARD MEMBERS PRESENT: DOUG PARSLEY, JOEL PROCK, JANETTE BARCENAS, KADE GARNER

2. PUBLIC COMMENTS

NO PUBLIC COMMENT

3. APPROVAL OF THE MINUTES OF AUGUST 13, 2024, AND AUGUST 29, 2024

Director Prock made a motion to approve the Minutes of August 13, 2024. Director Parsley seconded, and the motion passed unanimously.

Director Prock made a Motion to approve the Minutes of August 29, 2024. Director Parsley seconded, and the motion passed unanimously.

4. NEW BUSINESS

4.1 Discuss, Consider, and Take Action for Bids for Campground S

Director Prock made a motion to Discuss, Consider, and Take Action for Bids for Campground S. Director Parsley seconded, and the motion passed.

Director Prock made a motion to table to the October Meeting, Director Parsley seconded, and the motion passed unanimously.

4.2 Discuss, Consider, and Take Action for Boat, ATV, UTV, Camping Fees

Director Parsley made a motion to Discuss, Consider, and Take Action for Boat, ATV, UTV, and Camping Fees. Director Prock seconded, and the motion passed.

Director Prock made a motion to table to September 24, 2024, for further review.

Director Parsley seconded, and the motion passed unanimously

4.3 Discuss, Consider, and Take Action for Discussion on the 2024/2025 Budget

Director Prock made a motion to Discuss, Consider, and Take Action for Discussion on the 2024/2025 Budget. Director Parsley seconded, and the motion passed.

Director Parsley made a motion to table to September 24, 2024. Director Prock seconded, and the motion passed unanimously.

5. OLD BUSINESS

5.1 Discuss, Consider, and Take Action for the Revised Airbnb Addendum

Director Parsley made a motion to Discuss, Consider, and Take Action for the Revised Airbnb Addendum. Director Prock seconded, and the motion passed.

Director Parsley made a motion to approve the list provided as sufficient for what we need, Director Prock seconded, and the motion passed unanimously.

5.2 Discuss, Consider, and Take Action for Lot Lease Violations / Property Clean-up Notifications

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

TABLED

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

5.3 Discuss, Consider, and Take Action for the Flock Safety Demonstration and Purchase
Director Parsley made a motion to Discuss, Consider, and Take Action for the Flock Safety Demonstration and Purchase. Director Prock seconded, and the motion passed. Director Prock made a motion to vote for one camera set up at the gate entrance with Chief Jones and Sergeant Stone having access to the camera system. System information is posted on the website for transparency. Director Parsley seconded the motion, Director Barcenas Aye and Director Garner Abstained. With a Vote of three to one the motion passed.

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

Director Prock made a motion to change future Lot Leases upon the sale of improvements as follows

Lakefront properties to \$2,500, Lower Canyon off the water to \$2,000, Upper Canyon to \$1,750. Director Parsley seconded the motion, Director Barcenas Aye and Director Garner Abstained. With a vote of three to one the motion passes.

6. REPORTS

FINANCE REPORT BY HEATHER PURCELL

Heather gave the Finance Report

6.2 MARKETING DIRECTOR REPORT BY SHAYNA SCOTT

MARKETING REPORT

SEPTEMBER 2023

- All social media advertising is completed with Ramar as of August 31. From September 1, 2023, going forward, I will be taking care of everything posted on social media and the website.
- On August 15, 2023, I met with the South Plains Balloon Club for their monthly meeting to discuss the possibility of getting pilots out for Labor Day. I found a lot of the balloon pilots in the west Texas area have passed and there isn't as much of an interest. At sunrise, September 2 We had a total of 4 balloons come out and set up for a couple of hours and gave tether rides to families. We also coordinated with B&J Welding Supply to provide the propane for the balloons. The guests at the lake were happy about the event and the residents even gave good feedback.

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

- Several area schools have reached out to us for advertising for the purpose of benefiting education funds, and booster clubs. Buffalo area schools will have banners in gyms and on the fields.
- August 25, 2023, went to Texas Tech for Hub City Fest. Hub City Fest is designed to help new and current students learn about all the Hub City has to offer. Buffalo was one of 86 booths. At HCF, Buffalo Springs Lake shared our message “Fun, Clean, Safe” and made connections with the new potential customers. This was a great time to share resources, recruit students and volunteers, and to be a part of the Texas Tech University campus.
- Met with Advertising Services Inc. about printing new shirts and sweaters to sell to customers. Also, ordered several promotional items to sell including keychains, and lanyards.
- Planning for DigiMarCom Conference November 1-4, 2023.
- Met with Texas Tech Rowing team to discuss the possibility of using the lake for their team and competitions.
- Attended the BSLRIA meeting on Thursday September 7, to discuss a few ideas for the fall including events they would like to see happen.
- Planning for Buffalo Wallow Run and Fall Festival, scheduled for November 11, 2023.
- Created various graphics for the lake including business cards, signage, and postings for social media.
- Revamping sponsorship packages in the works to plan for next year.

EVENTS

- October 7, 2023- C.A.S.T. for Kids.
- October 28, 2023- Birds and Burgers, Audubon Society
- November 11, 2023- Buffalo Wallow Customer Appreciation Day. Buffalo Fall Festival.
- May 17-19, 2023- Wake the Canyon

6.3 POLICE DEPARTMENT REPORT BY CHIEF JONES

Chief Jones gave the police report for the month.

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

6.4 MANAGERS REPORT BY BRANDON POWELL

**BUFFALO SPRINGS LAKE AGENDA
RECOMMENDATIONS & MANAGERS REPORT
September 10, 2024**

NEW BUSINESS

4.1 Open sealed bids for the Campground S General Contractor.

Sealed bids are due to be turned in on September 10th at 9 A.M. At this time, the board of directors will review bids and select the General Contractor. The advertisement for this bid ran in the Slatonite on two occasions for 10 days each totaling, 20 days. During this time, Lonnie Howard Construction has been the only company to come and evaluate the project area and meet with me and two council members.

4.2 Boat, ATV, UTV, and Camping fee increases.

This agenda item was requested by the board of directors. I have no recommendations for the increase. However, in the future, I would like the board of directors to consider limiting the size (CCs) of the UTVs allowed on our roadways.

4.3 Discussion on the 2024/2025 Budget.

OLD BUSINESS

5. Old Business

5.1 Revised Airbnb addendum

Tish has sent a revised listing of the residents who have resolved the addendum and fee, the non-compliant, and the partial compliant. The next phase of this is now with the District Attorney. I have attached a copy of a report from one of our residents. The addendum states "All subtenants must provide his/her name, address and telephone number to the Tenant which shall be reported to the District in the Monthly report

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

required under this Addendum." Though this report only shows the name of the occupant, will this suffice for our record keeping?

5.2 Lot Lease Violations / Property Clean-up Notifications.

Further action will be postponed until the AirBnB issues are resolved. However, I have assigned the Police Department to stay current on the lots that need attention.

5.3 Flock Safety Demonstration and Pricing.

Cameron and Phil Partin, the Administrator from Lubbock County, will be present to discuss the FLOCK system again. Phil will provide success rate, stats on cases closed, and the use of the system. As much as the Chief and I would like to add this system to our department, I also would like 100% buy-in from all the board members.

5.4 Adjustments of lot lease upon sale of improvements.

Nicole requested that all board members submit their recommendations for the lot lease fee for review and approval. My recommendation from the last board meeting was to raise those leases below \$1,537.50 to this amount.

MANAGER'S REPORT

ADMINISTRATION

District Manager – On August 26th, I received notification about the marina gas pump still leaking. That same day, Mark Morcom closed the valve to stop the flow of the gas to the pump. I have since spoken to Crystal and was informed she hired a fabricator to make the seals for the pump. Currently, the pump is no longer leaking but needs to be replaced. On September 3, 2024, after many failed attempts to locate booms to absorb the oil slick on the water, I called the Wolfforth Hazardous Materials team to assist with setting booms in the water to contain the slick. The Texas Commission of Environmental Quality also showed up on the scene to evaluate the situation. At this time, the pump is no longer leaking, TCEQ will be the lead on this, and we are waiting on VTECH Environmental to assess the contaminated area surrounding the pump. This is an ongoing incident and the District has assumed control of the situation. A demand letter has been sent to Crystal for repairs. Per our attorney, Heather has also

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

submitted the claim to our insurance which will result in our insurance putting pressure on Crystal's insurance to make the repairs.

Waterfall Progress- as of September 3, maintenance staff began demolition. The stone for the waterfall will be here the week of September 9.

District Secretary and Park Ranger Position – Administration staff have made a selection for the District Secretary. Brandi Pleasant, of Slaton, will be joining us the week of the 16th of September.

Buffalo Springs Lake Road widths. This project has started and is ongoing.

McMillan Dam- The total fee for Freese and Nichols is \$1,772,900.00. To date, billings total \$262,162.51 with a balance left of \$1,510,737.49. I will have a copy of the latest project updates from Freese and Nichols. Meeting with Freese and Nichols representative on September 10th.

McMillan Spillway- COMPLETED

Emergency Operations Plan – All documents have been sent to TDEM and waiting for approval. No update.

MAINTENANCE / UTILITIES/PARKS-

Since the last meeting, maintenance (Chris Fisher) met with contractors to discuss the installation of the guide rails for our lift stations and roof replacements. We are waiting on quotes now.

Concrete dock- A portion of this dock will be removed since it is beginning to fall apart. This winter, staff will eventually remove the entire dock and replace it with a floating pier in the future.

Other areas have been identified with the maintenance department.

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

Director Prock made a motion on the Addendum for Airbnb to send out letters and late fees for those who have not signed the Addendum by October 1, 2024.

Director Parsley seconded, and the motion passed unanimously.

BSL  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF SEPTEMBER 10, 2024**

10. ADJOURN

Adjourned at 1:32 pm

Janette Barcnas Vice President _____ Date: _____
Lubbock County WCID No. 1