



## LUBBOCK COUNTY WATER CONTROL & IMPROVMENTS 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, NOVEMBER 6, 2018

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in called meeting on Tuesday, November 6, 2018 at 9:00 a.m. in the LCWCID Administrative 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 TO ORDER AND INVOCATION:**

President Moore called the meeting to order. Director Hildebrandt gave the invocation

#### **2. ANNOUNCEMENT OF QUORUM:**

All board members were present. President Moore announced there will be an Executive session after regular session.

Bill Moore, President

Casey Hildebrandt, Vice President

Sandra Lewis, Secretary/Treasurer

Tom Keisling, Member

Greg Thornton, member

#### **3. PUBLIC COMMENTS:**

- Jack Thompson addressed the Board and wanted to thank the staff for all that we do for the Lake. Mr. Thompson also asked to use the party house on Wednesday nights for the youth group. He also gave accolades to Joe Woodard our camp ground host for his hard work and dedication to the lake and the guest he takes care of.
- Don Christopher addressed the board asking about a meter on his leased property. There is no house on the land where the water is not being used. He would like to ratify this by reducing the water bill rates and/or charges.
- Rt Trammel addressed the board. Mr. Trammel complained about the gates at night should have a gatekeeper until they are working properly. He suggested that the police vehicles not being used should be stationed around lake for security.
- Rachel Givens addressed the board wanted to thank the lake for their work and for conserving the public lake area.

#### **4. Approval of Minutes:**

A. Approve Minutes of September 11, 2018

B. Approve Minutes of October 9, 2018

The minutes were not ready for approval and will be ready on November 15, 2018.

#### **5. NEW BUSINESS:**

**A. Discuss and consider resolution for the Architectural Review Committee:**

Tom Keisling addressed the board on having an Architectural Review Committee about having another set of eyes to look at building permits. Greg Thornton said that we already have a guy that does Architectural Reviews. Tom suggested having someone that can review other things such as ordinances, boat docks, and easements. Bill suggested we create an ordinance that the rules are clear and easy to understand. Casey said we hire based on someone that can establish authority, minimal level of qualification, and accountability. Greg Thornton said that it needs to be a paid professional. Tom Keisling said that we table this till another day. No Action was taken

**B. Discuss and consider review of water, sewer, and trash rates:**

Heather reported on the water, sewer and trash expenses. The city did not go up on our rates this year. The lake paid \$97,000 in trash fees and collected \$52,000, our dumpster rates did increase without our knowledge. Heather said she was looking into what the increase is and what we are paying for. Tom Keisling asked Brandon to look into the dumpsters and have someone come out and survey what we have and exactly what we are paying for.

**C. Discuss and consider ADA bathrooms:**

Brandon is taking the proper procedures to get the marina and other areas of the lake ADA compliant.

**D. Discuss the Marina Lease:**

No action taken at this time, there is a functioning lease currently that will be reviewed at a later date.

**6. OLD BUSINESS:**

**A. Discuss and consider winter projects including; (1) paving and paving bids, (2) campground improvements:**

Director Thornton stated that we never paved any roads this year. Bill Moore stated that we have \$298,000 in the lot lease fund and \$143,000 in the road fund; with a portion of the funds going to the ADA improvements to build a new bathroom at the Marina. Director Thornton stated that he wants to start the road work now. Director Lewis said we should wait until the construction of the homes is finished so we don't mess up any new roads we build. President Moore stated that we are holding back for obvious reasons, but we need to move forward with the road work. Mr. Powell discussed the work involved in doing improvements to the campgrounds. No action was taken. Mr. Powell presented what equipment we have and what we need to get rid of and what we need to help maintain the lake. Tabled till the next meeting after Mr. Powell advertises for bids.

**B. Discuss and consider the review and revision of Lubbock County WCID #1 Ordinances:**

Bill Moore and Heather went to visit with the Donna Clark, she works with Ransom Canyon to prepare and maintain their Ordinances. Bill Moore would like to have her prepare a service contract for us and bring back to the November 15<sup>th</sup> meeting to read and approve.

**C. Discuss and consider capital improvements for 2018-2019.**

Brandon proposed a promotion vehicle. There was no action was taken

**D. Budget Approval for 2018-2019.**

Heather did not have the numbers prepared. She was able to get a print out of the Budget report. There is some fine tuning still to be done so Bill Moore stated that the Board review the numbers and do any reporting back to Heather with any concerns on the Budget. The completed Budget will be presented at the next regular Board Meeting.

**7. REPORTS:**

**A. Promotions Department Report**

No Reports

**B. Police Department Report**

Stewart talked of the issues with the gate, there needs to be something done for the residents and the campers so they can get into the gate after hours. Stewart addressed the board about safety and incidents that have happened out here at the lake. The procedures taken are strictly for the residents and guest safety.

**C. Finance Department Report**

Heather spent last week with Tylor Technology and most everything has been cleaned up. Currently we have about \$350,000 in the general checking account. Heather is to get a projection of the expenses to make sure we have enough money to get through the winter months.

**D. Managers' Report by Brandon Powell**

MR. Powell addressed the board with information to get provide the gates with an ADT security system.

**8. EXECUTIVE SESSION:**

President Bill Moore declared a need for an Executive Session of the Board of Directors to discuss Personnel and Contracts; pursuant to the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in section 551.074, Personnel and section 551.0725, Contracts. The Executive Session was called to order by President Bill Moore.

**9. Re-open in Regular Session and take-action if necessary.**

No Action taken

**10. Public Comment**

No Public comment

**11. Adjourn:**

Sandra Lewis made the motion to adjourn. Tom Keisling seconded the meeting was adjourned.