



## **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, April 13, 2021**

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in Quarterly meeting on TUESDAY, April 13, 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 TO ORDER AND INVOCATION:**

President Keisling called the meeting to order at 9:00am. Director Hildebrandt gave the invocation.

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

President Keisling called a Quorum with four board members present. Director Lewis was not present.

Tom Keisling, President  
Gary Satterwhite, Director

Casey Hildebrandt, Vice President  
John Kimmell, Director

#### **3. Public Comments**

- NICOLE ADAMS EXPRESSED A DESIRE FOR A CONSERVATIVE APPROACH TO ANY NEW DEVELOPMENT. THE RESOURCES AND SYSTEM IN UNDER GREAT STRAIN. SHE WOULD LIKE TO SEE THE INFRASTRUCTURE TAKEN CARE OF FIRST.
- DONNA ROBERTSON LOT 330 MESA. ASKING FOR APPROVAL FOR SHOP/ GARAGE PLANS. NEED A PLACE TO KEEP THE 54 BELLAIRE.

#### **4. EXECUTIVE SESSION**

##### **No Action Taken**

- A. Section 551.074, Personnel
- B. Section 551.0725, Contracts
- C. Section 551.072. Deliberations about Real Property

#### **5. Approval of Minutes**

**APPROVAL OF MINUTES FROM FEBRUARY 9, 2021 BOARD MEETING  
MOTION BY SATTERWHITE. 2ND BY KIMMEL. ALL APPROVED.**

#### **6. NEW BUSINESS**

**A. DISCUSS, CONSIDER AND TAKE ACTION FOR RICK HILDEBRANDT  
LOT 181-C REPLACING EXISTING DOCK AT HIS RESIDENCE  
MOTION BY GARY 2ND BY KIMMEL TO DISCUSS.** RICK HILDEBRANDT WOULD LIKE TO REPLACE THE 36-YEAR-OLD EXISTING DOCK IN FRONT OF LOT 181. MANY BOATS DOCK THERE AND IT HAS BEEN RUN INTO MANY TIMES AND HE WOULD LIKE TO ADD A LITTLE PETITION TO THE FRONT FOR SOME PROTECTION. THE SHORELINE IS ERODING FROM BIG WAVES AND WOULD BRING SOME RIP RAP IN TO PROTECT THE SHORELINE. THERE IS A NATURAL SPRING UNDERNEATH THE HOUSE AS WELL. THE EXISTING DOCK WILL BE REPLACED AND REQUESTING TO ADD A PETITION TO PROTECT THE SHORELINE AND THE DOCK. THE DOCK IS THIRTY FEET WIDE AND SEVEN FEET LONG. DIRECTOR

HILDEBRANDT ABSTAIN. **DIRECTOR SATTERWHITE MADE THE MOTION TO APPROVE. DIRECTOR KIMMEL SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

- B. PRESENTATION OF THE 2019-2020 AUDIT BY TERRY & KING CPA'S**  
Randall Terry presented the audit for Fiscal Year 2019/2020. **Director Hildebrandt made a motion to approve the 2019/2020 audit. Director Satterwhite seconded the motion. The motion passed unanimously.**

- C. DISCUSS, CONSIDER AND TAKE ACTION FOR PAVING PLANS**

- Cowboy Lane will be top portion only.

**Director Satterwhite made a motion to put this out for bids and go from there. Director Hildebrandt seconded the motion. The motion passed unanimously.**

- D. DISCUSS, CONSIDER AND TAKE ACTION FOR SOFTWARE UPGRADE FROM TYLER TECHNOLOGIES**

Ms. Purcell asked for this to be moved to the next agenda since she did not have enough information.

- E. DISCUSS, CONSIDER, AND TAKE ACTION FOR USE RESTRICTIONS & ARCHITECTURAL STANDARDS**

**Director Kimmel made a motion to discuss. Director Satterwhite seconded. The motion passed.**

- Brandon Powell stated that he would like to add into the lot lease that there will be no trailer homes or double wide at the lake anymore.
- Director Kimmel would like a distinction between mobile homes and manufactured homes.
- Several board members stated that this is already a motion in the minutes and would like wording examples "built on site."
- Director Hildebrandt would like a little more research done the board had given the general manager the authority to approve building permits. The correct wording needs to be used and then bring back to the board meeting if the manager cannot approve.

**Director Hildebrandt any new construction of homes at the lake that are not built on site need to be brought before the board for approval. Director Satterwhite seconded the motion. The motion passed 4/0.**

- F. DISCUSS, CONSIDER AND TAKE ACTION FOR FUNDING FOR COMPLETE INFRASTRUCTURE**

**Director Hildebrandt made a motion to discuss Director Kimmel seconded the motion. The Motion passed 4/0 to discuss.**

- Brandon would like Parkhill, Smith and Cooper to complete a complete survey at \$10,000.00 or the next step; each station and the entire system (would cost more) and could start putting out for grants. Mr. Powell would like to use Leonard for the entire process.
- Director Kimmel would like a ballpark quote on the entire system to vote on the whole thing. Mr. Kimmel would not have a problem with another board meeting to discuss the infrastructure in more detail.
- The board would like to get prices from other companies for the survey. **Director Satterwhite would like to use Parkhill, Smith, and Cooper for the survey. The motion dies from a lack of a second.**
- Director Keisling stated that the other problem is redundancy, and each station needs two pumps. Mr. Keisling stated another set of eyes needs to look at this.

- G. DISCUSS, CONSIDER AND TAKE ACTION FOR TCEQ DROUGHT CONTINGENCY PLAN FOR RETAIL PUBLIC WATER SUPPLIER.**

**Director Hildebrandt made a motion to discuss. Director Satterwhite seconded the motion. The motion passed 4/0.**

- Mr. Powell stated that this would be an event where the City stops selling water or cannot give us water anymore. The reason this is on the agenda is because TCEQ requires this contingency plan. The board would like to approve this after all the blanks are filled in and put on the next agenda.

## **7. OLD BUSINESS**

### **A. Discuss and Consider and take action for The South Rim Development for Greg Thornton**

Discussed in Executive session

## **8. REPORTS**

### **A. Finance Report by Heather Purcell**

- Heather Purcell reported on the finances at Buffalo Springs Lake.

**Stewart Naron** gave a report on what has been happening in the Police Department. Chief Naron stated that Easter Weekend was very busy with no major problems. Chief Naron stated that the radar guns are working very well.

Waiting on one full time officer who has to take a psych exam and one female officer who will be a reserve. Director Hildebrandt would like to see the enforcement of the daily boat dock policy. Director Keisling would like this on the next agenda so that they are not parked in the slip for 48 hours and would like no overnight parking in the slips or long-term storage.

### **Brandon Powell Report:**

- Sandy Point bathroom is almost complete. The tile and light fixtures are complete.
- Marina- The electricity should be done within a week and a half. It was reasonable to go in there and fix it all due to all the code violations.
- Maintenance: The crew trimmed cattails for a week and half. Mr Powell suggested renting a long reach excavator. Mr. Powell would like to burn the cattails, but the wind has not been low enough to burn.
- The week of April 5-9 the crew spent all their time working on the sewer issues on the slow side of the lake.
- Working with Ramar to co-manage the social media pages beginning tomorrow. Sponsorship has been collected for smaller events. Next month will be the BBQ Cook-Off. Mr. Powell is waiting to hear back from Peoples Bank.
- Mr. Powell wants to get away from Micrologics and would like to switch over to something better.

## **9. EXECUTIVE SESSION**

Adjourned at 10:22am for executive session.

- Section 551.074, Personnel
- Section 551.0725, Contracts
- Section 551.072. Deliberations about Real Property

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

No action taken

## **11. Public Comment:**

*The Board of Directors will allow individuals to speak to the Board. The time limit is two (2) minutes per speaker. The Board may not discuss these items but may respond with a factual or policy information.*

No Public comment

## **12. ADJOURN:**

**Director Satterwhite made a motion to adjourn at 12:29am, Director Hildebrandt seconded, the motion passes.**

