



LUBBOCK COUNTY WATER CONTROL & IMPROVEMENT 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, JUNE 5, 2018

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in called meeting on Tuesday, June 5, 2018, at 9:00 a.m. in the LCWCID Administrative Offices 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

President Bill Moore called the meeting to order at 9:00 am.

INVOCATION –President Bill Moore offered the invocation.

2. ANNOUNCEMENT OF QUORUM

A quorum was present. The following Directors were present for the June 5, 2018 Regular Board Meeting:

Bill Moore, President	Casey Hildebrandt, Vice President
Sandra Lewis, Secretary/Treasurer	Tom Keisling, Member
	Greg Thornton, Member

3. PUBLIC COMMENTS

Comments were made by; (1) Greg Lewis, (2) Scott Doss, (3) Gary Satterwhite.

4. APPROVE MINUTES OF TUESDAY, MAY 8, 2018

Upon a motion by Director Lewis and seconded by Director Thornton, the board voted unanimously to approve the minutes of Tuesday, May 8, 2018.

5. NEW BUSINESS

A. DISCUSS AND CONSIDER PROPOSAL BY WENDELL BOSTWICK TO BUILD A BOAT DOCK IN FRONT/ NEAR LOT 3 JESSIE JAMES

Wendell Bostwick presented plans to build a boat dock near 3 Jessie James. Wendell Bostwick: “I don’t know what you get in your packet. To give you a proximity of it this my house and the proposed area is a public right away. There are gas lines and water lines and I would like two boat slips where I can walk down from my house to the proposed boat slips. I can walk down the hill from my house. They will be next to the shoreline or we can put a gangway. The rest of them attach to the shoreline. There will be two boat slips under one shed. It is a public use area.” Andrew Farley: “It is a drainage easement.” Wendell Bostwick: “There is a pump station near this.” Director Thornton: “We could never sell this piece of property.” Wendell Bostwick: “The area is something like seventy-five feet and the boat dock will be twenty-eight feet wide. It is a public use area.” Andrew Farley: “I live in 8-A, which is next to the drainage easement. Everyone wants to have a great time at the lake, but there are good reasons including safety and privacy concerns, to locate the proposed dock not in the drainage area in front of our home. Option A would be the safer

choice, which would include line of site, closer walking from the home to the dock, and the lack of privacy from my home. The current proposal would offer no line of site for residents to monitor their boats for safety, which puts us in the spots and makes us responsible for other people's property. This would be the first-time residents are requesting a boat dock that is not in line of site of the homeowner and there are serious privacy concerns for Lot 8-a with the front door and the ten windows facing the drainage easement. The front door of the Farley home opens onto the easement. The proximity of the easement to the home has been considered in the past. Since 2015 the Farley's have maintained the easement. Our request today is that the boat dock be placed in the park area. Our family is concerned about this small space being turned into gathering place fifteen feet from our front door."

Director Keisling stated that this boat dock would go against the ordinance of the lake and an ordinance would have to be changed. Director Lewis commented that any resident who does not live on the water could begin to submit plans to build a boat dock if this proposal is approved.

Wendell Bostwick: "It is my understanding that there was a boat dock built on the fast end of the lake since I have been here. From a security standpoint I have cameras on my property now and I am not part of a partying group."

President Moore: "This issue is not going to be solved today." Director Keisling: "You will need to send letters to the residents within 500 feet of the proposed boat dock. The water district will send need to send out certified letters to the residents. This ordinance addresses residents who have water front property. Greg are you building this boat dock?" Director Thornton: "No, but I would like to be able to use it." Director Lewis: "This is a bigger issue. This is a problem." Director Keisling: "Making exceptions, can we make exceptions?" Director Hildebrandt: "The ordinance says the board and the ARC has the right to object." Director Keisling: "This might be something for Jody to interpret." Wendell Bostwick: "If this is the direction you are going than you are saddled with every time or I will be back." Andrew Farley: "My concern is the last one that was approved was not in an easement and near another resident." Director Lewis: "Do we want anyone to be able to put a boat dock on the water and not on their land and do we have the right to approve one?"

President Moore told the board that the ordinance states boat docks must be on the lot lease holders property. Director Keisling would like the manager to talk to the attorney and see what the board can do if they decide to accommodate Wendell Bostwick. President Moore moved this item to the next agenda.

B. DISCUSS AND CONSIDER APPROVING AIR B & B ADDENDUM.

- Length of days guests can stay: no more than 30 days
- Access to the facility by guests: guest must pay access fee (gate fee) per person per day. No codes allowed for Air B & B guests.
- Specify Rules: Website rules and lake signage with the burden on the lot lease holder of the Air B & B lot.

Upon a motion by Director Hildebrandt and seconded by Director Thornton, the board voted unanimously to approve the Air B & B addendum with the changes.

C. DISCUSS AND CONSIDER ACCEPTING A. NICHOLSON AIR B & B ADDENDUM WITH CANGES/ RULES.

- Individual lot lease holders do not need to go before the board to get permission for Air B & B but must sign the addendum and the addendum does not need to be filed at the courthouse, per the board of directors.

D. DISCUSS AND CONSIDER RICK HILDEBRANDT PROPOSAL FOR PUBLIC USE AREA NEXT TO 181 PONY EXPRESS TRAIL

Rick Hildebrandt came before the board with two options for his fence proposal (1) the old fence line, or (2) sixty feet further to the west side of his house onto the public use area. The fence will be built out of reclaimed cedar. Mr. Hildebrandt would pay for the replat. Director Keisling reminded the board that there is an ordinance that public use area cannot be sold because this a recreational lake and not a housing development. Director Lewis suggested putting some large rocks up so that guests could not drive into the public use area. Mr. Hildebrandt stated that there are only two big camps in the public use area per year. Director Thornton stated he is against fencing off something that is not part of your property, but the water district could put in some large rocks to control parking in the area. Director Keisling agreed with Director Thornton that the water district will take responsibility for the public use area and start by putting rocks in the area to discourage guests from parking in the area.

E. DISCUSS AND CONSIDER ADDING BRANDON POWELL TO THE WESTERN BANK SIGNATURE CARD

Upon a motion by Director Keisling and seconded by Director Thornton, the board voted unanimously to add Brandon Powell to the Western Bank signature card.

President Moore stated that Sharon Flower was never added to the Western Bank signature card.

F. DISCUSS AND CONSIDER PROPOSAL FROM CENTER LINE ENGINEERING FOR PLAT APPROVAL OF LAGO VISTA SUBDIVISION

Upon a motion by Director Hildebrandt and seconded by Director Lewis, the board voted unanimously to approve the resolution from Center Line Engineering for Plat Approval of the Lago Vista Subdivision.

6. OLD BUSINESS

A. DISCUSS AND CONSIDER THE “FUN, CLEAN, SAFE” MISSION STATEMENT WRITEN AND READ AT THE MAY 2018 QUARTERLY BOARD MEETING BY BRANDON POWELL

- The Mission statement was tabled from last board meeting.
- Director Lewis would like the mission statement to present to the public with “future generations of Lubbock County” as suggested by Director Thornton and Buffalo Springs Lake also known as Lubbock County WCID No. 1
- Mr. Powell stated it would be in view of all the employees and residents to see.
- President Moore tabled this agenda item to the next agenda.

7. REPORTS

A. PROMOTIONS REPORT BY ROBERTA BEAM

- Pee Wee Fishing Tournament had 105 children registered. The fishing club helped with the tournament and RC Taylor donated items for the goody bags. The Village of Buffalo Springs paid for the kids fishing tournament shirts. The expenses were; (1) toys purchased at Wal Mart. Director Lewis ask in the future for labor costs.
- Vendor Fees: Director Keisling asked to research vendor fees. Director Thornton would like to charge \$300 for vendors on July 3rd. The board agreed to charge \$300 for Labor Day, Memorial Day and July 3 or 4.
- July 3rd Plan of Action: The fireworks show will be on Tuesday, July 3rd. Director Lewis stated when the lower lake is full then we put

them in an overflow area. Director Thornton stated we can check real time and see how many people are in the lower lake and if it is to many than keep them on top of the hill. Brandon Powell recommended all hands-on deck filling up areas until it is full and then start moving to the observation tickets only up top. Chief Naron said there would need to be someone at the top and someone to park people at the observation area.

- Back to School Summer Bash: left over shirts from other events will be given out at this event.
- Upcoming Events: Father's Day Weekend with ne extra events, Tuesday Fireworks Extravaganza, July 6th family events, Wounded Warriors Chili Cook-Off, Cast Kids event
- Money will not be collected at the gate for events not being sponsored by Buffalo Springs Lake.
- Director Thornton stated he is not a big fan of music events at the Meadow Stage and would like to see these items moved to the amphitheater.

B. POLICE DEPT REPORT BY CHIEF NARON

Chief Naron gave an updated report on the calls the police department had currently responded to and the action taken on each call.

C. MANAGERS REPORT BY BRANDON POWELL

- Striping will be going down this week and then staff will catch people coming off of FM 835 and guide them into the correct lanes. Each lane will be designated into resident, credit card only, campers, etc.
- Tree trimming started yesterday and cutting all the dead stuff out of Camp A and Camp B.
- Micrologics communication is at a stop. Director Lewis suggested finding a local networker or paying for a yearly maintenance fee.
- Removed all the rocks and wants designated camping fire pits.
- Cat has the big loader and it has not been repaired yet.
- Adding definition to the employee handbook due to the vagueness of it.
- ADA bathroom update is pending communication with the contractor.

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 they authority contained in section 551.074, Personnel and section 551.0725, Contracts. The Executive Session was called to order by President Bill Moore at 12:17 PM.

The Executive Session adjourned.

9. DISCUSS AND CONSIDER HIRING A FINANCE DIRECTOR

10. REOPEN IN REGULAR SESSION AND TAKE ACTION IF NECESSARY

The Board of Directors reopened into regular session. No Action Taken.

11. PUBLIC COMMENT

12. DISCUSSION ITEMS

- Director Keisling asked that items be sent to the board approximately a week or two before the board meeting.
- Director Hildebrandt suggested making notes on the board packet items with an explanation.

13. ADJOURNMENT

There being no further business, the meeting adjourned. The next regular meeting of the LCWCID Board of Directors will be held on Thursday, June 14, 2018, at 10:00 am. at the Lubbock County Water Control and Improvement District No. 1 administration office at 9999 High Meadow Road, Lubbock, Texas.

Bill Moore, President
Lubbock County WCID No. 1

Date