

THE STATE OF TEXAS
THE COUNTY OF LUBBOCK

The Board of Directors of the Lubbock County Water Control and Improvement District No. 1 convened in a **CALLED** meeting in the Board Room of the administration building at the entrance to Buffalo Springs Lake in Lubbock County, Texas on **TUESDAY, JUNE 6, 2017** with the following persons present:

Board Members Present: Bill Moore, President
Casey Hildebrand, Vice President
Tom Keisling, Director
Greg Thornton, Director

Staff Present: Warren Johnson, General Manager
Heather Purcell, District Secretary
Sherilyn Toelle, Finance Director
Penny Jones, Promotions Director

Guests Present Dickie Sisson, Resident
RT Trammel, Resident
Larry and Sue Brewer, Residents

1. Call meeting to order and Invocation
President Moore called the meeting to order and 9:00 am with four members present and gave an invocation.
2. Public Comment
Roger Trammel commented.
3. Approve Minutes of May 6, 2017
Director Keisling made a motion to approve the minutes of May 6, 2017, as written. Director Hildebrandt seconded the motion. The motion passed.
4. Approve Minutes of May 16, 2017
Director Keisling made a motion to approve the minutes of May 6, 2017, as written. Director Hildebrandt seconded the motion. The motion passed.
5. Discuss and Consider building permit proposals
 - a) Lot 519- Bud Venable not in attendance to discuss the proposed concrete on the East side of his property.
 - b) Lot 70- Stop work has been issued until engineered plans have been submitted for the retaining walls and the driveway. The walls will add four feet on top of the current retaining wall.

Director Thornton discussed the retaining wall in front of Lot 550. Mr. Thornton was concerned about differentiating between replacing wood on retaining walls and fixing failing retaining walls. President Moore stated that lots have been talked about in the past and then disappear off of the agenda. Director Thornton is concerned about how the water district defines a retaining wall that needs to be engineered versus one that needs to be patched. Mr. Johnson stated there are no clear guidelines for retaining walls and needs to be addressed. Mr. Johnson is also working on stricter guidelines for the building permit process.

- c) Lot 294- Waiting on Art Cuevas to bring a plat before the board for approval.
- d) Lot 5- Robbie Green is taking care of the tree at Lot 5.
- e) Lot 305- Would like to place a metal building on his lot. The board stated that he would be required to match the façade (brick, stucco, or stone) of his home.

- f) Lot 565. No work has been done on this house. A letter was sent to the homeowner to paint his home. President Moore wanted to know what will be done about it.
- g) Lot 7. The homeowner would like to install a wrought iron fence with a concrete curbing under the fence.

Director Thornton stated that the board is trying to avoid no action and would like an update at the next board meeting.

- 6. Discuss and consider revision of camper check-out time(s)
Director Keisling made a motion for a 2: 00 pm camping check out time, with the option for a later check-out time at the discretion of the general manager. Director Thornton seconded the motion. The motion passed.
- 7. Discuss and consider changes to the building Permitting process
Mr. Johnson reported the changes he would like to make to the building permitting process, which is still a work in progress. No action was taken.

The board of directors requested that the general manager send follow up letters to the residents who had not complied with the previous two letters and or board request to propose a plan of action.

- 8. Discuss and consider lake master plan
Mr. Johnson would like a master plan of where the lake is going and has begun working on it. Items included in the master plan are; the floating water park, the zip lines, and the upper special events area for overflow camping.
- 9. Discuss and consider new vehicle purchases vs. municipal leasing
The board asked Mr. Johnson if the water district needed another vehicle. Mr. Jonson said yes and at this time there is no vehicle for the manager to drive. The board would like manager vehicle allowance on the next agenda.
- 10. Discuss and consider adding Fathers Day boat races 2018/ update
A representative from the Southern Drag Boat Association will be at the board meeting on June 20, 2017 to answer questions from the board including; (1) what the sanctioning fee will cost the water district, (2) will the water district be allowed to have a sanctioned race on Father's Day weekend 2018.
- 11. Discuss and consider gate admission fees for July 3rd fireworks extravaganza
Director Thornton made a motion: (1) July 3rd beginning at 12:01 am the all access gate admission is \$15 per adult with all other daily gate admission unaltered, ending at midnight. (2) July 3rd beginning at 12:01 am the upper tailgate access is \$25 per carload or \$50 per motor home ending at midnight. Director Hildebrandt seconded the motion. The motion passed.
- 12. Finance Director report by Sherilyn Toelle
Mrs. Toelle went over the Memorial Week Numbers compared to the previous two years. The May 2017 report will be given at the June 20 board meeting.
- 13. General Managers Report by Warren Johnson

- New Gate Construction: The buildings are not the right size. A list will be made of all things that are not correct and will be turned into the attorney. There have been several subs that are concerned about being paid and will request lien releases from Ryan. The remaining unpaid amount on the contract is roughly \$20,000.00. The contractor will hit the water district with some change orders that may not be legitimate.
- The stand along gate will be taken down by the water district maintenance department after an electrician has taken all the live electricity out of the building.
- Point of Sales system install and training will be coming next week. The last payment will be due after the installation is complete. We are working

on what the actual function of the kiosk is in a way that is user friendly. It needs to be clear enough that anyone can use it, but accurately collect the data that needs to be collected. There will be some issues on the data collection and how it all comes together.

- Scott Youngblood is an engineer that came and walked the dam with Robbie Green and the manager and went over the list of corrections that need to be done, which are labor intensive. President Moore stated that if no grant money is acquired then the board will look at the cost of fixing it in the spring 2018 budget. Mr. Johnson told the board that it would be doubtful that grant money would be acquired to cover the entire cost of fixing the dam/bridge.
- The dock by Sandy Point Beach is under construction and will be completed soon. President Moore would like to see cleats on all the docks

14. Adjourn

The board of directors adjourned at 11:01 am.