

BSL **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF AUGUST 1, 2023**

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in a **CALLED** meeting on **AUGUST 1, 2023**, 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 HILDEBRANDT OPENED THE MEETING AT 9 AM. DIRECTOR HILDEBRANDT GAVE THE INVOCATION.

2. ANNOUNCEMENT OF QUORUM

BOARD MEMBERS PRESENT: CASEY HILDEBRANDT, NICOLE ADAMS, DOUG PARSLEY, JANNETT BARCENAS, JOEL PROCK

3. PUBLIC COMMENTS

No Public Comment

4. EXECUTIVE SESSION

No action taken.

5. APPROVAL OF JUNE 13, 2023, MINUTES

Director Prock made a motion to approve the minutes of JUNE 13, 2023, as written. Director Parsley seconded the motion. The motion passed unanimously.

6. NEW BUSINESS

4.1 Discuss, Consider and take action for the Marina Noise ordinance, for select dates. Director Parsley made a motion to Discuss, Consider and take action for the Marina Noise ordinance, for select dates. Director Barcenas seconded, and the motion passed unanimously.

Director Adams made a motion to approve the extended quiet time for select dates requested by Texas Twister at the Marina. Director Barcenas seconded, and the motion passed unanimously.

7/28 8-10 Trio Aguilar 7/29 8-11Lewd & Tattooed full band 8/4 solo 8/5 solo

8/12 duo

8/18 solo

8/19 8-11 Moon Jelly

8/25 solo

8/26 Lewd & Tattooed

9/1 solo

9/28-11 Legal Limit full band



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4.2 Discuss, Consider and take action; nominations for the Lubbock County WCID No. 1 Board of Directors Vice President. Director Prock nominated Nicole Adams for the Vice Present position, and Director Barcenas seconded. **Director Prock made a motion to remove Director Adams from the Secretary position to the Vice President position. Director Parsley seconded, and the motion passed unanimously.** Director Prock nominated Director Parsley for the secretary position. **Director Adams made a motion to appoint Director Parsley as Secretary. Director Prock Seconded and the motion passed unanimously.**

4.3 Discuss, Consider and take action to add Director Joel Prock to the Board of Directors signature card at Peoples Bank.

Director Parsley made a motion to add Director Prock to the signature card at Peoples Bank, Director Barcenas seconded, and the motion passed unanimously.

4.4 Discuss, Review and take appropriate action regarding Budget Considerations for the Fiscal Year 2023-2024.

Tabled to the September Board Meeting for further review.

4.5 Discuss, Consider and take action to clarify a previously issued variance from November 14, 2005, authorizing a replat with 6” of additional property along the line between Lot 177-a and the Lakes 0.163 Acres. This addendum and Clarification will be considered so no future misinterpretation of the intent of this variance.

Director Parsley made a motion to Discuss, Consider and take action to clarify a previously issued variance from November 14, 2005, authorizing a replat with 6” of additional property along the line between Lot 177-a and the Lakes 0.163 Acres. This addendum and Clarification will be considered so no future misinterpretation of the intent of this variance. Director Adams seconded the motion and passed unanimously.

Director Parsley made a motion to approve the clarification, Director Barcenas seconded, and the motion passed unanimously.

4.6 Discuss, Consider and take action on the boat dock proposal for lot 531 Comanche Drive (Greg Thornton).

Director Parsley made a motion to Discuss, Consider and take action on the boat dock proposal for lot 531 Comanche Drive (Greg Thornton). Director Prock seconded the motion and passed unanimously. Director Parsley made a motion to approve the Boat dock proposal at lot 531 contingent on letters from the neighbors. Director Barcenas seconded and the motion passed unanimously.

4.7 Discuss, Consider and take action on upper rim development (Greg Thornton discussion only). Director Parsley made a motion to Discuss, Consider and take action on upper rim development (Greg Thornton discussion only). Director Prock seconded the motion and passed unanimously.

Greg Thornton addressed the Board with a proposal of 25-30 new home sites located on the upper-east rim of Buffalo Springs Lake.

No action was taken

7. OLD BUSINESS

No Old Business

8. REPORTS

A. FINANCE REPORT BY HEATHER PURCELL

ADMINISTERED BY LUBBOCK COUNTY WCID NO. 1 – 9999 HIGH MEADOW ROAD – LUBBOCK, TX 79404 PHONE: (806)747-3353.



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Mrs. Purcell gave the finance report for the month.

B. MARKETING REPORT BY SHAYNA SCOTT

- Fox 34 Look Around Lubbock completed airing at the end of June. That segment reached approximately 74,514 households.
- Attended Buffalo Springs Lake Residents Improvement Association meetings on July 6.
- Worked diligently with sponsors to make sure all funds were sent to the lake.
- Completed ads, signage, posters, trophies, and other various artwork for fireworks show BBQ Cook Off, and KCBD Live Community Coverage. Handed out printed posters to various businesses for BBQ Cook Off.
- Communicated with Ron Hoover RV, Family PowerSports, and Camping World to offer free complimentary night of camping if an RV or boat was purchased. Ron Hoover was not very responsive and declined our offer, I have since written the manager, Shannon Bond an email explaining why we would like to have a partnership and he has not replied.
- Updated website for ads, boil water notices, changes that needed to be made as they came.
- Looking into software for communication with supervisors and rentals including party house and pavilions so everyone is on the same page for weekends.
- Fireworks- July 1 was very successful. When going back and looking at the feedback from the community we learned Buffalo had the biggest and longest fireworks show in the area. The positivity on FB was outstanding and comments from the event are listed in the attached page. We had a total of 156 people watching the live footage online the night of fireworks show. The video reached 12,069 people from being shared. Total expenses for the fireworks show come to \$38,997.56. Funds generated that day equal \$83,074 for a difference of \$44,077 in revenue. We advertised on both Facebook, Spotify, Pandora, and local radio with Ramar Communications. With these advertising methods we were able to reach the following:

- Facebook- 5,766

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- Spotify- 230,060
- Pandora- 47,397
- Ramar Radio Stations Grand Total- 72,500

TOTAL NUMBER OF PEOPLE REACHED WITH ADVERTISING- 355,723

July 3, 2023 I went down and visited with campers for feedback from the weekend, here is the feedback I received:

*Sewer is much better than it used to be, very happy with our stay

*The spots are uneven, so concrete will be very much appreciated, but the uneven spots have not kept us from coming back.

*Parents letting children run back and forth to the playground is a huge safety concern, some were even on small four wheelers after dark going back and forth.

*A lot of trash after the fireworks was left over at the playground by the kids who were not being supervised, parents never picked up.

*Some were not told about the license plate laws and our officers said they.

*No sewer hook ups in B when they pay the same price as A.

*We need a bathroom in campground B, we have one in A.

*Cat tails were bad, we need to clear them out, makes fishing difficult.

*PD did a great job of making sure everything was taken care of on the campgrounds and their presence known.

*Residents are all happy with the way the weekend went, some were walking by as I talked to campers.

- BBQ Cook Off- 38 teams of four (152) people competed in the Champions BBQ State Championship. This year we had a total of 37 judges signed up. We were able to rotate judges for each category of meat and had a waiting line. Coordinated with Judges and Champion's BBQ Alliance. Preparations for the event began in February. Worked with Amber Fisher on aprons for BBQ Cook Off. We were able to give out swag bags to all the team captains with various promotional items from the following businesses:

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Equipment Share, Outdoor Chef, Scoggin Dickey Auto Parts, Miller Coors (Great Plains Distributors), Clayton Homes, AeroCare. We also had several businesses donate prizes to our Grand Champion and Reserve Grand Champion which include a Blackstone Grill from Camping World, coolers from Great Plains Distributors, t-shirts from Family PowerSports, tackle box from Mukewater Outfitters, and a portable corn hole game from Baker Outdoors. Teams who placed first through fifth received a trophy and top three places received payouts. Grand Champion \$1000, \$500 for Reserve Grand Champion, 1st place was \$900, 2nd place \$600, 3rd place \$375 for chicken, ribs, pork, and brisket. Total paid out was \$9000. Revenue total is \$27,500, expenses paid is \$12,153 for a difference of \$15,347. Very successful event and we were able to have Jason Corley, Lubbock Co. Commissioner Pct. 2, Jordan Rackler, Lubbock Co. Commissioner Pct. 4, Chris Winn, Lubbock Co. Treasurer and Kase Wilbanks from KCBD as judges.

- KCBD Live Community Coverage- Planning with for this event began in March with our staff, Roosevelt ISD, and KCBD. We approved the commercial that would run the week before event with free admission from 4:00-8:00. We did get feedback that KCBD failed to mention in their broadcasts (morning show, noon notebook, etc.) we were having free admission, thankfully our numbers were good, and the event was successful. Coordinated with Scott Doss and Tater Doss for John Robison to do weather from Tater's boat, John had a great time. Karin McKay said in her 40 years of doing Healthwise, our resident Sylvia Hill was the most interesting she had ever interviewed. Abner stated when he was on stage and during the broadcast that he had been coming to Buffalo since he was a child and he had never seen the lake so good, and he was very pleased to see the changes the lake had made. Angie Winn from KCBD shared her thoughts via FB: "If you haven't been out there lately....GO!!! Brandon & Dawn Powell have worked miracles, it's BEAUTIFUL!" "I met SO MANY wonderful people, many of them residents at Buffalo Springs."

The numbers show from 4:00-8:00pm admission was 389 cars with at least three people per car for a total of 1167 people. KCBD took up an offering for Buffalo Meals on Wheels from the residents and community here, that total came to \$84.18. First Bank & Trust

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provided and cooked hot dogs, Pepsi provided drinks. KCBD told us we had the biggest turnout in comparison to the other towns they visited including Idalou, Hobbs, Olton, and Hale Center.

- Worked with Charlie Smith and James Hill from Ransom Canyon PD for their annual motorcycle club event. They rented the amphitheater and the Buffalo Barn for the event. We charged them \$500 for the rental and \$576 for wristbands for a total of \$1076. Their event was a great success and very quiet.
- Met with Terry Driscoll about a Balloon event. Equipment Share has offered to sponsor event, but Terry presented it to their balloon club, and they don't seem to have an interest from the group to do an event.
- Met with Leslie Cox from Fox 34 about running more footage for Look around Lubbock. Also met with Brooklyn Lewis from Suddenlink / AT&T about doing advertising with them for Monday night football.
- Social media postings will continue with Ramar through the month of August, (with our approval of ads) we have also continued to post our own ads. Going into the off season we will get our social media postings done on a weekly basis to keep momentum going.
- Researched trainings for continuing education purposes. DigiMarCon is 2 days jam packed with digital marketing best practices, latest trends, practical solutions, strategy, and networking. The training is in Dallas November 2-3. I would like to attend this training as it is reviewed to be the best in the industry.
- Wrapping up the 2023 season, one event left which is C.A.S.T for Kids on October 7.
- We have been in communication with Glenda Kelly from the Audubon Society about events for the Fall. She would like to have LEAS Bird Walk mid-October (on a Saturday morning). Hike and training with Cub Scouts (we were asked to help). A Food truck event in the parking lot of nature trail (a Thursday evening or Saturday evening).
- Hub City Fest is August 25. Local Lubbock businesses welcome Texas Tech students to town. Looking at the possibility of setting up a booth to attract Tech students for Fall revenue.
- Planning for 2024 has begun. Wake the Canyon is on the books for May 17-19.

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- Vendor fee and sponsorship packages are in the process of being revamped.

SPONSORSHIPS

All sponsorships have been paid in full for a total of \$44,000.

SPONSORSHIPS	
	AMOUNT
POLLARD FORD	\$15,000.00
NORTH PERMIAN WELL SERVICE	\$5,000.00
HUB CITY BODY SHOP	\$5,000.00
SOUTHWEST WATERSPORTS	\$5,000.00
EQUIPMENT SHARE	\$5,000.00
EQUIPMENT SHARE	\$3,000.00
CLAYTON HOMES	\$1,500.00
PEOPLE'S BANK	\$1,000.00
CAPROCK PLUMBING	\$750.00
ASHLEY THE CAR GUY	\$750.00
LPS PLASTERING SERVICES	\$500.00
KONA ICE	\$500.00
JAY'S RVS	\$500.00
TRAVELING TAP	\$500.00
TOTAL	\$44,000.00
BBQ TOTALS	\$20,500.00
FIREWORKS	\$20,000.00
ADVERTISING	\$3,500.00
TOTAL	\$44,000.00

C. POLICE DEPARTMENT REPORT BY CHIEF JONES

Chief Jones gave the Police Department report and reported on:

- August stats 2023
- August traffic stops 2023
- Officer Justin Kulka was hired as a full-time police officer.
- SGT Fugate's return to work status is unknown at this time.

D. MANAGERS REPORT BY BRANDON POWELL

Mr. Powell reported on the following items:

BUFFALO SPRINGS LAKE RECOMMENDATIONS & MANAGERS REPORT

NEW BUSINESS

4.1 Marina Noise Ordinance and selected dates.

Attached you will find a copy of Crystal Carter's formal request to extend select dates one hour to 11PM. Below is a list of upcoming bands and solo artists performing at the Marina.

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9/1 solo

9/28-11 Legal Limit full band

4.2 Nominations for the Lubbock County WCID No. 1 Board of Directors Vice President.

Motion and vote by the current board of directors.

4.3 Add Director Joel Prock to the Board of Directors signature card at Peoples Bank.

Motion and vote by the current board of directors.

4.4 Budget Considerations for the Fiscal Year 2023-2024.

The Consumer Price Index for All Urban Consumers (CPI-U) rose 0.2 percent in June on a seasonally adjusted basis, after increasing 0.1 percent in May, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all-items index increased 3.0 percent before seasonal adjustment. <https://www.bls.gov/cpi/>

Last year's cost of living increase was based on staff members' hourly and tenure, ranging from 3%-5%. Based on the CPI for this year, I have calculated the salary budget with the same method.

4.5 Clarify a previously issued variance from November 14, 2005, authorizing a replat with 6' of additional property along the line between Lot 177-a and the Lakes 0.163 Acres. This addendum and Clarification will be considered so no future misinterpretation of the intent of this variance.

This variance was put into effect in 2005. The residents at 177-A have improved the concrete on the driveway to better control the watershed and to access their garage. The revised variance is to maintain control as to who can utilize the district access through the improved driveway.

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4.6 Boat dock proposal for lot 531 Comanche Drive (Greg Thornton).

See attached plans provided by Greg Thornton.

4.7 Upper rim development (Greg Thornton discussion only).

I have spoken with other City Managers pertaining to developments. If this is to be considered in the future, please note that it is recommended the District be the sole organization to plat the area for use to maintain complete and total control of what is being built on the upper rim. Before the plat, a feasibility study needs to be done prior to the platting to ensure water pressures will not be affected in the lower areas of the lake.

MANAGER'S REPORT

ADMINISTRATION

Bridge Pillar – As of July 27th, 2023, TXDOT is preparing the repair plans for the bridge in its entirety. Funding was increased to \$200,000 for an extensive amount of work including the pillar repair to the overlay of the bridge. Per Surafel Sintayehu at TXDOT, repairs would begin in December or January.

McMillan Dam – Lubbock County has released all the funding for the repairs. When the Dam was built, 2 to 1 was the acceptable safety standard (the slope). Now, the safety standard for earth and dams is a 3 to 1 slope. In order to get the 3 to 1 slope, contractors will have to add material to the backside of the dam. Additionally, the emergency drain will be closed off because it is undersized and ineffective and potentially be a source of leakage. Lastly, the drain lines that will be added to the backside are best described as oversized French drains. If there

is any draining or seepage, the water can be controlled by the French drain. Seepage is a normal part of all dam operations; however, erosion is a concern. McMillan Dam is a concern but not an emergency.

Ransom Canyon's New Treatment Facility- Currently there is no projected start date. The original budget approved by the Texas Water Development Board, for the treatment facility was 3.4 million. However, because of the massive amount of federal funding, contractors have quadrupled bids, as we have also seen with our McMillan Dam project. After receiving several bids, the low bid for the treatment facility was \$8,088,185.05. Parkhill Smith and Cooper and the Ransom Canyon City Manager were able to negotiate \$1,750,000.00, revising the total to \$6,338,185.05. Leaving a balance of \$2,898,138.05 left to split between our two cities. Both cities are exploring options to cover the additional costs. If we are unable to acquire funding, the costs could be passed on to the residents and guests water/sewer rates for an additional \$23.35. I will have additional details during the meeting.



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Texas Parks and Wildlife Grant- The state had logistic issues that needed to be revamped however, we should have official confirmation next week. If approved, the board of directors will need to vote on the 50% match.

Staff worked extended hours the week of July 10th to remove cattails. Scott Doss volunteered his services for 2 days to operate a 5yd dump truck to help our staff with hauling the cattails to the dump site. The week of July 17th operations halted and cleanup was conducted in preparation for the KCBD community coverage. The week of July 24th, staff began removing cattails again.

Discussions for the renovations of Campground A & S need to be revisited. In the September meeting, I would like to send bids out for the engineering services for Campground A and bids for concrete in Campground S.

PROMOTIONS – Shayna Scott

MAINTENANCE / UTILITIES

Oscar and Cory Needham have confirmed that the sewer line repairs, on Comanche, reduced the amount of flow sent over to Ransom Canyon substantially. According to Cory Needham’s follow-up, we are back down to 55% flow to ransom canyon. In February we sent 3.147 million gallons, March 3.981 million gallons, and April 3.936 million gallons to Ransom Canyon. As of May, we are down to 2.961 million gallons. On average in March, we were sending

132,700 gallons a day to Ransom Canyon. Today, we are down to 34,000 gallons a day.

Maintenance and Utilities staff had to repair 2 water line breaks during the month of July. The first break was at the Marina which required the water meter to be replaced. The second break was at lot 531 Comanche. The primary issue we have been seeing during the past 4 breaks is the failures of residential water taps. Over the years, corrosion has caused many of these taps to become frail causing the breaks. We can expect to see many more of these in the upcoming months.

POLICE DEPARTMENT – Chief Jones

CUSTOMER SERVICE – Nothing to report.

9. EXECUTIVE SESSION

The Board of Directors went into Executive Session at 11:13 am

10. REOPEN IN REGULAR SESSION AND TAKE ACTION IF NECESSARY

The Board of Directors reopened into regular session at 1:06 pm

11. PUBLIC COMMENT

No Public Comment

12. DISCUSSION ITEMS

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President Hildebrandt discussed when the next board meeting will be held and what items the board would like to see on the next agenda. The following items will be placed on the next agenda:

- Next board meeting will be a called Meeting on Tuesday, September 12, 2023.
- Budget Work Session / Budget Discussion.
- Air B & B Policy and Procedures
- Campground S

13. ADJOURN

The Board of Directors adjourned at 1:07 pm

Casey Hildebrandt, President _____
Lubbock County WCID No. 1

Date: _____

