

BSL **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF MARCH 11, 2025**

Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in a **CALLED** meeting on **March 11, 2025**, at 9:00 a.m. Lubbock County WCID No. 1 at the Village at Buffalo Springs 99B Pony Express Trail Lubbock, Texas 79404. Notice of the meeting was legally posted in accordance with the Government Code, Title 551, Open Meetings

1. MEETING CALLED TO ORDER

Director Garner called the meeting to start at 9:02 am

Invocation given by Director Garner.

2. ANNOUNCEMENT OF QUORUM

Board members present: Kade Garner, Doug Parsley, Teresa Stephens, Ashley Ramirez

3. PUBLIC COMMENT

County Commissioner Jason Corley was given the floor for two minutes.

4. APPROVAL OF MINUTES

4.1 Discuss, Consider, and/or Take Action on the approval of the minutes from the previous meeting held on February 11, 2025.

Director Garner made a motion to open the item.

Director Parsley made a motion to open the item for discussion. Director Ramirez seconded the motion.

REPORTS

Manager Report- Read by Director Garner, Brandon Powell wasn't present.

Finance Report- by Heather Purcell

Police Report- by Chief Jones

Customer Service Report- by Tish Simmons

Marketing Report- no report

Director Stephens moved agenda items 6.10 and 6.11 to the start of new business.

NEW BUSINESS

6.10 Discuss, Consider, and/or Take Action on the Appointment of a New Board Member for Precinct At-Large.

Director Garner made a motion to open the item.

Director Parsley made a motion to open the discussion on the item. Director Stephens seconded the motion.

Director Stephens made a motion to appoint Casey Klingensmith as Board of Directors Precinct At-Large. Director Parsley seconded the motion. All in favor, motion carried.

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6.11 Discuss, Consider, and/or Take Action on the swearing-in of a new board member for Precinct At-Large and add the new board member to the signature card.

Director Garner made a motion to open the item.

Director Parsley made a motion to open discussion on the item. Director Ramirez seconded the motion.

Director Parsley made a motion to swear in Casey Klingensmith as the Board of Directors Precinct At-Large. Director Ramirez seconded the motion. All in Favor, motion carried.

Sgt. Stone Swore in Casey Klingensmith.

Director Parsley made a motion to approve adding Casey Klingensmith to the signature card. Director Stephens seconded the motion. All in favor, motion carried.

6.2 Discuss, Consider, and/or Take Action on the Review of Audit Findings and Approval of Audit and/or Audit Recommendations.

Director Garner made a motion to open the item.

Director Ramirez made a motion to open discussion on the item. Director Parsley seconded the motion.

Phoebe Miller was given the floor for two minutes.

Tom Keisling was given the floor for two minutes.

Director Ramirez made a motion to approve the audit findings. Director Parsley seconded the motion. All in favor, motion carried.

6.1 Discuss, Consider, and/or Take Action on Rules, Regulations, and Statutes. Understanding the requirements of the board of directors.

Director Garner made a motion to table the item.

6.3 Discuss, Consider, and/or Take Action for Consideration of Pricing for July 6, 2025, Firework show, including vendor proposals/pricing, and Monday, July 7, 2025, hour of operations.

Director Garner made a motion to open the item. Director Parsley made a motion to discuss pricing for the July 6th fireworks show. Director Stephens seconded the motion.

Director Ramirez made a motion to table the item to go over the numbers. Director Klingensmith seconded the motion. All in favor, motion carried.

6.4 Discuss, Consider, and/or Take Action for Authorization to open a new bank account and assign an account name.

Director Garner made a motion to open the item. Director Parsley made a motion to open the discussion to open a new bank account. Director Ramirez seconded the motion.



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Director Ramirez made a motion to open a new account for the dam funds and to name the new account the McMillan Dam Fund. Director Parsley seconded the motion. All in favor, motion carried.

6.5 Discuss, Consider, and/or Take Action on revisiting the Resident Association side gate contract and temporary agreement.

Director Garner made a motion to open the item.

Director Ramirez made a motion to open the discussion on the BSLRIA side gate contract. Director Parsley seconded the motion.

Matthew Nesbitt addressed the board on the current contract and gate agreement.

Phoebe Miller and Trisha Hughes were also given the floor to speak.

Director Stephens made a motion to omit the current contract by removing the payment amount, and also removing the insurance clause, adding that if the BSLRIA contract changes, it must go before the board of directors with the changes. Change the name of the agreement to the BSLRIA Gate Agreement. Director Parsley seconded the motion. All in favor, motion carried.

Director Stephens made a motion to turn the side gate back on immediately, with the contract on the way and to be signed by April 3, 2025. Director Parsley seconded the motion. All in favor, motion carried.

6.6 Discuss, Consider, and/or Take Action on the Proposal for Greg Thornton's development project for RV and storage units.

Greg Thornton addressed the board of directors and wants to close the item.

Director Parsley made a motion to close the agenda item. Director Ramirez seconded the motion. All in favor, motion carried.

6.7 Discuss, Consider, and/or Take Action on the possible elimination of ordinance 2022-14.2, beach hours.

Director Garner made a motion to open the item.

Director Ramirez made a motion to open the discussion on the current beach hour ordinance. Director Parsley seconded the motion.

Director Ramirez made a motion to eliminate ordinance 2022-14.2, eliminating beach hours. Director Stephens seconded the motion. All in favor, motion carried.

6.8 Discuss, Consider, and/or Take Action on the discussion of Resident Guest Codes policies and procedures.

Director Garner made a motion to open the item. Director Parsley made a motion to open the discussion of resident guest codes. Director Ramirez seconded the motion.



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Director Stephens made a motion to change the policy of the resident guest codes to allow the resident's guest full access to the entire lake. Director Ramirez seconded the motion. All in favor, motion carried.

6.9 Discuss, Consider, and/or Take Action on the water line to Frank Beck's properties next to CC's Lakeside Mini Mart & Cafe, 6508 FM 835 Lubbock, Texas 79404.

Director Garner made a motion to open the item.

Director Parsley made a motion to open the discussion of the water line. Director Ramirez seconded the motion.

Director Ramirez made a motion to deny a water meter to be installed, and that Frank Beck contact the City of Lubbock with his request. Director Parsley seconded the motion. All in favor, motion carried.

6.12 Discuss, Consider, and/or Take Action on the possibility of obtaining new counsel for LCWCID.

Director Garner made a motion to open the item.

Director Parsley made a motion to open the discussion on obtaining new counsel. Director Ramirez seconded the motion.

Director Stephens made a motion that Director Parsley contact different Law Firms and invite them to the meeting on April 8th. Director Ramirez seconded the motion. All in favor, motion carried.

6.13 Discuss, Consider, and/or Take Action on the reorganization of the Board of Directors. The board would like to re-elect officers.

Director Garner made a motion to open the item.

Director Parsley made a motion to open the discussion on re-electing the board officers. Director Ramirez seconded the motion.

Doug made a motion to re-elect the President of the Board of Directors. Director Ramirez seconded the motion. All in favor, motion carried.

Director Parsley made a motion to nominate Director Stephens to the Board of Directors as President. Director Ramirez seconded the motion. All in favor, motion carried.

Director Ramirez made a motion to nominate Director Parsley to the Board of Directors as Vice President. Director Klingensmith seconded the motion. All in favor, motion carried.

Director Parsley made a motion to nominate Director Klingensmith as the Board of Directors Secretary/Treasurer. Director Ramirez seconded the motion. All in favor, motion carried.



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New Board of Directors

Teresa Stephens- President

Doug Parsley- Vice President

Casey Klingensmith- Secretary/Treasurer

Ashley Ramirez- Director

Kade Garner- Director

5. OLD BUSINESS

5.1 Discuss, Consider, and/or Take Action on Lot lease Violations/Clean-up Notifications.

Director Garner made a motion to open the item.

Director Parsley made a motion to open discussion on the lot lease violations/clean-up notifications. Director Ramirez seconded the motion.

Tish Simmions presented the board with all the lease violations notifications and the progress/corrections that have been made with each violation. The board feels that we need to move forward with the lake attorney to take further action on lot lease violations that have had no progress. Heather Purcell will follow up with lake attorney.
Item tabled until next meeting.

5.2 Discuss, Consider, and/or Take Action on reevaluating the match with the Texas Parks and Wildlife Grant.

Director Garner made a motion to open the item.

Director Parsley made a motion to open the discussion on the Texas Parks and Wildlife Grant. Director Ramirez seconded the motion.

Director Ramirez made a motion to forgo the Texas Parks and Wildlife grant for the reason that the lake doesn't have the funds to match. When the grant is available again in two years, we can revisit. Director Parsley seconded the motion. All in favor, motion carried.

5.3 Discuss, Consider, and/or Take Action on the electrical bids submitted for the renovations of campground S.

Director Garner made a motion to open the item.

Director Parsley made a motion to open a discussion on the bids for Campground S. Director Ramirez seconded the motion.

There are two bids in, and we are still waiting on three other bids. Butch will contact for bids before the April 8th board meeting. Item tabled till next meeting.

7. Executive Session

Adjourn 1:34 p.m.

Return 3:47 p.m.

Director Stephens made a motion to open discussion on the employment of Eric Fugate. Director Ramirez made a motion to open the discussion. Director Parsley seconded the motion.

Director Parsley made a motion that Eric Fugate work 25 hours in the office and 15 hours from home. The lake will supply him with a chair and desk that will accommodate his injuries. Eric Fugate is to provide a bi-weekly check-in with Chief



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Jones, and she will report to the board. Director Ramirez seconded the motion. All in Favor, motion carried.

Director Stephens made a motion to open the discussion on the employment of Brandon Powell. Director Ramirez seconded the motion.

Director Stephens made a motion for the dismissal or resignation of Brandon Powell from the Lake Manager position, effective immediately. With his resignation, he will receive five weeks' severance pay plus his PTO he must return all lake property, truck keys, lake phone, all electronics, fuel card, lake credit card, and all passwords. Director Garner seconded the motion. All in favor, motion carried.

Director Stephens made a motion to open a discussion on a temporary lake manager. Director Garner seconded the motion.

Director Ramirez made a motion that Heather Purcell and Katrina Jones oversee the lake a the temporary managers, with Director Parsley to oversee them. Director Ramirez seconded the motion. All in favor, motion carried.

Director Stephens made a motion to discuss the behavior of Butch Johnson. Director Ramirez seconded the motion.

Director Ramirez amde a motion to dismiss Butch Johnson from his maintance postion. Director Klingensmith seconded the motion.

Director Parsley- Nay
Director Garner- Nay
Director Stephens-Nay
Director Ramirez- Aye
Director Klingensmith- Aye
Motion failed.

Director Garner made a motion for Butch Johnson to recieve a two day suspension and a formal written warning.
Motion dies for lack of a second.

Director Ramirez made a motion that Butch Johnson recieve three days suspension and a formal writen warning with the understanding that if a hostal environment continues will result in immediate termination. Director Parsley seconded the motion. All in favor, motion carried.

10. Adjourn

Director Garner made a motion to adjourn the meeting. 4:40 p.m.
Director Parsley seconded the motion.

Teresa Stephens President _____ Date: _____
Lubbock County WCID No. 1



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