The regular monthly meeting of the HTR Benefit District was brought to order by Chairman, Gilbert Benton at 8:34 a.m. HTR board members present were: Secretary; Randy Wehkamp, Treasurer; Sam Seybold, Chris Law, Troy Brown, Vice Chairman; Gene Webb. Others present were Josh Hobbs; HTR Manager and Heather Mihm; HTR Administrative Assistant. Those members absent were: Steve Seibel, and Henry Reed.

Consent Calendar: Sam and Chris reviewed the checks and receipts for the month of May. There were no questions. Sam made a motion to approve the May Vouchers, the April minutes and the special meeting minutes. Chris seconded and the motion passed.

Gilbert Benton inquired about the policy regarding Board Members, Managers, and Chairman contacting HTR’s Attorney, Adam Dees. It was the general consensus all board members have the right to visit with Adam Dees regarding HTR. Gilbert also updated the board that he had a verbal agreement from the PWS to exclude property purchased by HTR from previous agreements between HTR and PWS. Attorney Adam Dees will draft new agreement.

Old Business: The KDHE let Josh know that everything for the 2019 Southside Road Project has been approved. Schwab Eaton representative thought that cost could be up to $15,000.00. Josh will keep the board up to date on this topic.

The concrete contractor is lined up with Conant Construction. However, we are having a delay on all of the rain and standing water in the park. Conant will be in the park as soon as it dries a little. They are still looking at being done for the Festival, June 14, 2019.

New Business: John Hendrickson with Kennedy McKee was here doing our 2018 Audit. John began the audit on May 21, 2019 and exited on May 22, 2019. The audit is considered a success and wanted to remind board members to keep going through the financials monthly and for staff to keep collecting receipts. John will be at our June meeting to go over the 2018 audit and the 2019 budget.

Gilbert Benton did provided Josh and the board with documentation sent by Mr. Still, Manager of the PWS. The documentation was reviewed by HTR manager. Josh did have some more questions and presented them to Gilbert. Gilbert will discuss the several items with Mr. Still at the June PWS meeting; such as, consider not planting smooth Brome as it encroaches on our native grasses and incorporate more Forbes into PWS mixes, such as white or yellow sweet clover and Maximillian sunflower. Randy Wehkamp did bring up the fact that cattle continue to graze on the HTR property.

Josh Hobbs mentioned to the board that he does not know what his boundaries are around the Dam. At one time it was 30 feet, then 200 feet ; yet that boundary moves depending on activity. The Board agreed that we need a document stating what the boundaries are. Gilbert will follow up allowing for better management of facilities.

Josh also mentioned that the USGS gauge is still not working properly. The board requested that Josh issue a letter to the PWS requesting the gauge be fixed, and properly working gauge allows for better planning in higher flows. Josh will send HTR board a draft and Gilbert will take a copy to the PWS.

Manager’s Report: The festival is quickly approaching but everything is going great. We are full on the corn hole tournament and we have numerous registered for the mud volleyball!

Josh discussed the June Board meeting. We will meet on June 25, 2019 for the 2018 Audit Report and the 2019 Budget Hearting. The Board asked Gilbert Benton to please extend an invitation to Brit Hayes to attend the Audit report.

Several shrubs were recently planted which also replaced some that died during that past year.

Josh wanted to remind the Board that he will be attending the N.W.T.F. state board meeting in Salina on June 9, 2019. He also mentioned the G&G/HTR Reservoir commercial and giveaway! The commercial turned out good and we did get some great publicity out of it. Josh reported that the Friends of HTR Banquet was a success and everyone that joined us had a great time! We hope more can attend next year!

Sam toured the Curly Bill yurt and thought it was awesome. He asked Josh about more utility sites and Josh explained that we are adding three long term sites with septic and that more utility sites were coming in the future.

Sam made a motion that the Board of Directors recess into executive session pursuant to the preliminary discussions relating to the acquisition of real property. The justification for the closing the meeting is to protect the entities to be discussed exception found in K.S.A. 75-4319(b). The open meeting will resume in the conference room in 20 minutes at 9:50 a.m. All board members and Josh Hobbs will remain for the executive session. Chris seconded and the motion passed.

The open meeting was called back to order by Chairman; Gilbert Benton at 9:50 a.m.

Gene made a motion to purchase land SE ¼ of Section 9, T23, R25 for $225,000.00. Randy seconded and the motion passed. Gene, Troy, Randy, Chris were in favor of with Sam opposing. The HTR Board chose to purchase this land for the following reasons:

1. Protection of the lake from silt and erosion.
2. Protecting and enhancing the ascetics of HTR.
3. Providing service of boat/RV storage in the future.
4. Leasing portion for farming practices.
5. Food plots and lease to KDWPT for more WIHA.
6. Long range goal of time share cabins.
7. Continued benefits to the public by opening up future opportunities to benefit taxpayer investments.

Gene discussed how this land was of interest to HTR only due to the location, for the protection of the lake and for the continued use of the property. When Luann Hauser contacted our office in April of 2019, she conveyed that the family wanted to offer the adjacent property to the Reservoir before giving anyone else the option to buy. Josh Hobbs then contacted the board and negotiations with the landowners began.

Chris made a motion to allow HTR Chairman, Gilbert Benton to sign the purchase agreement. Troy seconded and the motion passed.

Gene made a motion for the meeting to adjourn; Troy seconded, meeting adjourned at 10:18 a.m.

