

PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT

January 21, 2019

MINUTES OF THE PUBLIC HEARING OF THE DISTRICT MANAGEMENT PLAN AND REGULAR MEETING OF THE BOARD OF DIRECTORS

The Board of Directors (the “Board”) of the Prairielands Groundwater Conservation District (the “District” or “Prairielands GCD”) met in a public hearing and regular board meeting at 205 S. Caddo Street, Cleburne, Texas.

At 9:12 a.m., President Charles Beseda called to order the public hearing of the Board of Directors, established a quorum, and declared the meeting open to the public. Roll was called, and the following board members were present: Charles Beseda, Maurice Osborn, Marty McPherson, Randy Kirk, Paul Tischler, Tod Sandlin, and Kent Smith. Director Dennis Erinakes had provided notice that he was not able to attend. Also present were Jim Conkwright, Rosetta Douthitt, and Michael Heath from the staff of Prairielands; Mr. Brian Sledge, the District’s legal counsel from SledgeLaw Group, Mr. James Beach, the District’s hydrogeologist from WSP USA, Inc., and members of the public.

For Item #2 Summary review of proposed District Management Plan, Mr. Sledge spoke briefly that he and Mr. Beach had worked on changes to the Plan, and provided reasons for the update:

- Changes became necessary following an update to the State Regional Water Plan.
- District’s original Management Plan stated 2022 was the year that permanent rules would be implemented. However, permanent rules had been developed and approved ahead of schedule effective January 1, 2019, requiring new verbiage in the Management Plan.
- A narrative of the District’s history talked about Desired Future Conditions (DFCs). Language had to be changed to state that the DFCs had been established.

The following Item #3 provided time for public comment, but no comments were made.

The subsequent Item #4 Consider adoption of the proposed District Management Plan in the form presented or as amended based upon comments received required a vote of the Board of Directors. Director Osborn moved to adopt the proposed Management Plan without further change. Director Smith seconded, and the motion carried unanimously.

Under Item #5 to adjourn or continue the public hearing, Director McPherson moved to adjourn the public hearing. Director Sandlin seconded the motion, and it carried. The public hearing adjourned at 9:14 a.m.

At 9:15 a.m., President Beseda called the regular board meeting to order and declared it open to the public. Roll was called and the following board members were present: Charles Beseda, Maurice Osborn, Marty McPherson, Randy Kirk, Paul Tischler, Tod Sandlin, and Kent Smith. Director Dennis Erinakes had provided notice that he was not able to attend. Also present were Jim Conkwright, Rosetta Douthitt, and Michael Heath from the staff of Prairielands; Mr. Brian Sledge, the District’s legal counsel from SledgeLaw Group, Mr. James Beach, the District’s hydrogeologist from WSP USA, Inc., and members of the public.

Regarding Item #3 Administrative and Financials, President Beseda inquired if any director would entertain a motion to approve the Consent Agenda. Director Osborn moved to approve the Consent Agenda, Director Smith seconded, and the motion carried.

Moving along to Item #4 Administrative, operational, and regulatory issues of the District, Mr. Conkwright addressed the following:

- Aquaveo had added county land parcels to the District's database with the help of Mr. Heath, who had worked with appraisal districts to provide data.
- A copy of the 4th Quarter Investment Report was included in each director's packet. The yellow highlighted areas showed total deposits with adequate FDIC insurance and pledged securities to cover funds.
- Mr. Conkwright asked Mr. Beach to provide an update on GMA-8 activities. Mr. Beach stated that WSP USA had been selected as the GMA-8 hydrogeologist. He had worked with sub-committees and announced there would possibly be a meeting during the month of March.
- A contribution of \$2500.00 had been made to Texas 4-H Water Ambassadors.
- Prairielands GCD has been selected to be TAGD's featured district for the month of January. The article will appear in TAGD's newsletter and website as well as on the Prairielands GCD website.
- Mr. Conkwright asked Mr. Heath to give a PowerPoint presentation on the District's Monitor and Observation Well network. Mr. Heath talked about the quantity of monitor and observation wells in each county of the District, and spoke about the difference between transducers, which measure using pressure, and wells fitted with Well-n-Tel equipment, which measure using sonic means. In conclusion, Mr. Heath fielded questions from directors and Mr. Conkwright praised Mr. Heath on the quantity of wells added and his methods in handling them.

Item #5 was report on progress of new District Office facilities. Mr. Conkwright apprised the Board that Alan Magee, Paul Friedman, and Brad Lehman met with Cheryl Taylor, P.E., Director of Engineering for Cleburne.

Alan reported the meeting was very productive and feels that Cheryl, though she is relatively new in her position with Cleburne, realizes that PGCD's property is the last to be developed in the Hal Industrial Park and that adjacent properties benefitted from less stringent ordinances in place at the time of construction and that we are being held to a higher standard as ordinances changed over time.

At this meeting, PGCD essentially received the city's okay to move forward with the construction of the office/shop complex. However, it will require Magee Architects to complete about 85% of the design phase as Cheryl wants all documents submitted at one time, the drawings of the building developed far enough along to go to Willy in the Codes Dept. and drainage schematics from Engineer Brad Lehman.

Going forward, Alan believes the most transparent process to present to the board of directors is to send the current plans, including a few alternatives/options, to Anil Jacob, President of Modern Contractors, for cost estimates. Hopefully, estimates will be completed in 2 to 3 weeks, allowing time for the PGCD General Manager and Building & Facilities Committee to meet, review the plans and cost estimate, and make necessary decisions to formulate a recommendation to the board of directors at the Tuesday, February 19th meeting to determine a "go or no go" on moving forward with construction.

The Building & Facilities Committee will need to meet no later than February 13th through 15th in order to have a recommendation for the February meeting of the Board.

Pertaining to Item #6 General Counsel's Report, Mr. Sledge announced that Senate Committee appointments were made last week. Senator Charles Perry was to chair Water and Rural Affairs and House members had elected Dennis Bonnen as Speaker. Mr. Sledge stated that water bills were already being filed in the legislative session, and he expected to see many more by the next board meeting as congressional members wait for committees to form.


At 9:51 a.m., President Beseda announced, "that the Board will recess into a Closed Executive Session under Government Code Section 551.071, attorney-client matters, and Section 551.074 personnel matters. No action will be taken in closed session, and that the Board will reconvene in open session at the conclusion of the closed session." The Executive Session concluded at 10:30 a.m.

At 10:32 a.m., the meeting reconvened in open session.

In reference to Item 4G Discussion of personnel matters, Mr. Sledge announced that Mr. Jim Conkwright, after having served 5 years as General Manager, has submitted notice of resignation following the implementation of permanent rules. Director McPherson moved to accept Mr. Conkwright's resignation and to post notice. Director Kirk seconded, and the motion carried.

At 10:40 a.m., Director McPherson moved to adjourn, Director Kirk seconded the motion, and it carried.

PASSED, APPROVED, and ADOPTED by the BOARD of DIRECTORS this 19th day of February 2019.



Charles Beseda, President



Marjice Osborn, Secretary/Treasurer