

# PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT

May 16, 2022

## REGULAR MEETING MINUTES 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 regular board meeting, open to the public, within the boundaries of the District at 208 Kimberly Dr, Cleburne, TX, on May 16, 2022.

### CALL TO ORDER AND DECLARE REGULAR MEETING OPEN TO THE PUBLIC

President Charles Beseda presided and called to order the regular Board of Directors Meeting at 9:44 a.m., announcing the meeting open to the public.

### ROLL CALL

The roll was called of the members of the Board of Directors, to wit:

Charles Beseda	Maurice Osborn
John Curtis	Brad Daniels
Randy Kirk	Marty McPherson
Paul Tischler	Barney McClure

All members of the Board were in attendance, with the exception of Director(s) Kirk and Tischler, thus constituting a quorum of the Board of Directors. Also present at said meeting were Kathy Turner Jones, General Manager; Brian Sledge, General Counsel; District staff; and members of the public. *Copies of the public sign-in sheet(s) are attached hereto as Exhibit "A".*

### PUBLIC COMMENTS

None.

### CONSENT AGENDA

Motion by Director Curtis made a motion to approve the consent agenda. Director Osborn seconded the motion and it carried unanimously by all those who were present.

### FINANCE REPORT – Brian Watts, Comptroller

- a) Presentation of unaudited financials for the month of April 2022. Mr. Watts discussed the Balance Sheet dated April 30, 2022, which showed the ending cash balances for the District totaled at \$2,001,168.26. He reported that compared to the ending cash balances on April 30, 2021, this total shows an increase in cash of \$261,800.53 which he stated

continues to be a great indicator of the overall financial health of the District. Mr. Watts then highlighted the Profit & Loss Report for the month of April which showed gross revenue of \$34,415.70 with a refund allowance of \$2,313.83 making the District's net revenue \$32,101.87. Mr. Watts added that April is historically a lower billing month since the District only invoices monthly payers. He continued to report expenses for the month of April totaled \$149,898.04, leaving a net result of \$117,796.17 of expenses over revenues. For this fiscal year, he reported gross revenues total \$1,292,542.96 with a refund allowance of \$182,484.68 making net revenue for this year to date \$1,110,058.28. He reported the District's operational expenses for the year total \$510,254.57 with capital expenses of \$23,320.00 bringing total expenses to \$533,574.57. He explained that this translates into a net excess revenue over expenses for the fiscal year of \$576,483.71 which will continue to provide the district the means to fund its budget for the remainder of the fiscal year.

**RECEIVE PRESENTATION OF 2021 ANNUAL FINANCIAL AUDIT FOR BOARD'S ACCEPTANCE – Bryan Thomas, YWRD, P.C.**

Mr. Thomas discussed an overview of different sections within the draft 2021 financial audit report and the firm's assessments and analysis of the District's governmental activities and financial statements for the year ended December 31, 2021. Director Osborn reported the District's budget and finance committee had met the week prior, and that it would be the committee's recommendation to accept the audit as presented. Director Osborn made a motion to accept the 2021 financial audit, and Director McPherson seconded the motion. The motion passed unanimously.

**DISCUSS, CONSIDER, AND TAKE ACTION AS NECESSARY TO APPROVE INTERLOCAL AGREEMENT BETWEEN PRAIRIELANDS GCD AND PARTICIPATING PLATTING AUTHORITIES WITHIN THE DISTRICT – Kathy Turner Jones and Brian Sledge**

Mr. Sledge discussed how he and Ms. Jones have been working with the District's Planning and Development Committee and Mr. Oliver to develop an interlocal agreement template to use with county and city platting authorities within the boundaries of the District. He explained how the interlocal agreement would only be entered with entities which require a groundwater availability certification, and the agreement would require the plat applicant to pay a \$1,000 fee in addition to the plat application fees required by the platting authority or entity. He added that following this, Mr. Oliver and his team at INTERA would review the application to ensure it complies with Texas Commission on Environmental Quality requirements, that water will be available with the presented plat, and any wells in the application will comply with District rules. Mr. Sledge continued to explain that the District would then issue a non-binding recommendation as it relates to the District rules, and there would be additional provisions to coincide with any additional requirements set by the platting authority. He recommended giving the general manager authority to enter interlocal agreement with any county or city platting authority within the District. Director McPherson made a motion to authorize the general manager to go into interlocal agreement with all platting authorities within the District. Director Curtis seconded the motion and it carried unanimously.

**GROUNDWATER MANAGEMENT AREA 8 – UPDATE ON ACTIVITIES RELATED TO JOINT PLANNING IN THE DEVELOPMENT OF DESIRED FUTURE CONDITIONS – Kathy Turner Jones**

Ms. Jones reported the GMA was still waiting on approval of GMA’s Explanatory Report by the Texas Water Development Board.

**UPDATE ON PUBLIC OUTREACH ACTIVITIES, EDUCATIONAL AND CONSERVATION EFFORTS – Sinclair Newby**

Ms. Newby reported on recent educational events the District had participated in, including events with the Water Education Trailer at various schools and events throughout the District. She also highlighted the native landscaping workshop hosted by the District on April 23 for local residents to learn water-efficient Texas SmartScape landscape design principles. She also discussed a Texas Well Owner Network event held at the District office on May 4 for private well owners and a rainwater harvesting workshop held on May 7. She reported that she and Ms. Jones had presented to members of the Tuesday Forum group at the Cleburne Conference Center on May 3. She concluded her report by describing the upcoming outreach and education events she would be participating in in the coming weeks.

**ENGINEERING REPORT – Wade Oliver, INTERA**

- a) Presentation update and Board acceptance – “Groundwater Level Monitoring Program: Strategic Plan”. Mr. Oliver discussed how he had been working with the District’s Planning and Development Committee to prepare a strategic plan for the District’s Groundwater Level Monitoring Program based on an objective listed in the District’s management plan. He reiterated how having water level information at a dense and spatial extent is very important, and how there are goals set forth in the DFCs which would require the monitoring network to help track and achieve these goals. He explained how the assessment looks at the stratigraphy of the aquifers and historic water level changes, and how the existing monitoring well system could be utilized but it would be ideal to make the program’s locations denser. He stated the initial assessment filtered out wells with screen information to identify wells with screens located in valuable locations. However, he explained that the distribution of wells with screen information is not evenly distributed throughout the District. He recommended utilizing 7.5-minute quadrangles with a monitor well within each quad. He discussed how in time, a plan would be set out to add certain existing wells and new wells to the program, and the District could highlight or pinpoint certain areas or wells of priority. Director Curtis asked if the District would need to drill wells specifically for this purpose, and if there needed to be a well in each aquifer formation. Mr. Oliver replied that since some wells can’t be turned off for the suggested 24 hours, it would be good to have some wells that could abide to that requirement, and it would be ideal to have a well in each aquifer because of the DFC monitoring and tracking. Director Osborn stated this would be an item considered in budget planning. Director Osborn made a motion to approve the Groundwater Level Monitoring Program Strategic Plan. Director McClure seconded the motion and the motion carried unanimously.

Mr. Oliver concluded his report with a brief update on the status of tasks regarding the

review of production allocation per acre and the development of the drought study, and stated the projects were on track for committee and board review in the coming weeks.

#### **GENERAL MANAGER'S REPORT AND UPDATE – Kathy Turner Jones**

- a) Update on current administrative activities of the District. Ms. Jones reported she and Kaylin Garcia had been involved in several meetings with local platting authorities in recent weeks. She also reported on the recent TWCA groundwater committee meeting which had met at the end of the previous month and reported a subcommittee had been established on funding and technical support for GAM development and development of a mechanism for GMA funding. Echoing Mr. Oliver, she stated that INTERA was completing the drought study and would be presenting a draft assessment to the District's Rules and Bylaws Committee. She discussed the drought monitor maps provided in the board packet and how more public water systems may begin to implement watering restrictions.
- b) Historic Use Permit Applications. She stated the initial hearings on Historic Use Permit applications were being scheduled for the July board meeting, and that District staff had sent the technical reviews to Mr. Sledge and his firm for review and that letter notices would be sent to permittees as soon as the technical reviews were approved.
- c) Enforcement. Ms. Jones reported that Carroll Water Supply was selling, and that they were up to date on all infractions.

#### **GENERAL COUNSEL'S REPORT – Brian L. Sledge**

Mr. Sledge reported on the recent TWDB Sunset Advisory Committee hearing, which he stated included discussion between Chairman Perry and TWCA representatives regarding some groundwater legislation. He discussed the Senate Committee on Ag and Water hearing which focused mainly on water supply, infrastructure, and declines of water wells. He also emphasized that July 18 would mark the public hearing for the first set of HUP applications. He confirmed that draft notices were being developed and application information would be made well in advance of the public hearing for review.

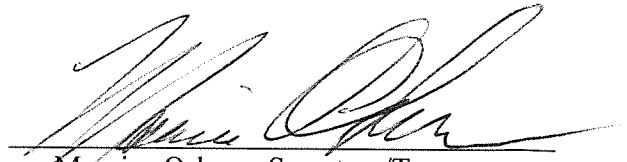
#### **OPEN FORUM / DISCUSSION OF NEW BUSINESS FOR FUTURE MEETING AGENDAS**

None.

#### **ADJOURN**

There being no further business, Director McPherson made a motion to adjourn the meeting which was seconded by Director Daniels. The motion passed unanimously. The meeting was adjourned at 10:58 a.m.

**PASSED, APPROVED, AND ADOPTED THIS 20<sup>th</sup> DAY OF JUNE 2022**



Maurice Osborn, Secretary/Treasurer

# Exhibit "A"



## Public Hearing and Regular Board Meeting

### Sign-In Sheet

May 16, 2022

\*\*\*\* Note: If you are speaking, please limit to 3 minutes \*\*\*\*

Name	Business	Phone #	Email Address	Speaking? (YES / NO)
Betty Vaughn		817-798-6846	B96VAUGHN@AHO.COM	
Tamie Gates		817-846-8840	igtg86@sbcglobal.net	
Beverly Fitzgerald		817 501 2829	OUbevy26@yahoo.com	
Christine Fishburn		214-878-0424	twizled@msn.com	
Bryan Thomas	YWRD			
Nafis Chowdhury	JCSUP	504-559-6488	Nchowdhury@JCSUD.COM	