



NOTICE OF PUBLIC HEARINGS AND BOARD MEETING

**OF THE BOARD OF DIRECTORS
Of the
PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT
To be held**

**Prairielands GCD – Board Room
208 Kimberly Drive
Cleburne, TX 76031**

9:00 AM, Monday, March 27, 2023

Public Hearing on Historic Use Permit Applications and Proposed Permits

The Public Hearing on Permit Applications will begin at 9:00 AM. Notice of the Hearing on Historic Use Permit Applications and Proposed Permits was also posted separately in accordance with the District Rules, and Chapter 36, Texas Water Code, on February 24, 2023.

The Board of Directors will hold a public hearing on the following applications for Historic Use Permits and the proposed Historic Use Permits prepared by the District's General Manager:

1. Call to order and declare public hearing open to the public
2. Roll call
3. Procedural matters for the hearing
4. Receive report from General Manager, receive any public comment(s) or requests to contest, and consider granting, denying, or amending applications for the following applications for a Historic Use Permit:

Application #	Permit Applicant	GM's Recommendation (gallons per year)	Maximum Historic Use Claim	# of Wells	Location of Wells	County	Purpose
HUP-055	Burleson ISD 1160 S W Wilshire Blvd Burleson TX 76028	15,543,000	20,609,600	2	201 S. Hurst Rd, Burleson, TX 76028	Johnson	Non-Agriculture Irrigation
HUP-097	Chaparral Steel Midlothian, LP 300 Ward Road Midlothian TX 76065	393,887,738	393,887,738	2	300 Ward Road, Midlothian, TX 76065	Ellis	Industrial / Manufacturing
HUP-101	CSWR-TX Utility Operating Co, LLC (Emerald Forest) 1630 Des Peres Rd, Ste 140 Des Peres MO 63131	5,527,000	5,527,000	1	113 Pioneer Ct, Waxahachie, TX 75167	Ellis	Public Water System
HUP-100	CSWR-TX Utility Operating Co, LLC (Grande Casa) 1630 Des Peres Rd, Ste 140 Des Peres MO 63131	33,513,400	33,513,400	1	2154-2190 Old Maypearl Rd, Waxahachie, TX 75167	Ellis	Public Water System
HUP-102	CSWR-TX Utility Operating Co, LLC (Lakeview Ranchettes) 1630 Des Peres Rd, Ste 140 Des Peres MO 63131	10,586,330	10,586,330	2	54522 Miller Road, Midlothian, TX 76065	Ellis	Public Water System
HUP-104	CSWR-TX Utility Operating Co, LLC (Red Oak CWS) 1630 Des Peres Rd, Ste 140 Des Peres MO 63131	8,700,900	8,700,900	1	105 Dana, Red Oak, TX 75227	Ellis	Public Water System
HUP-103	CSWR-TX Utility Operating Co, LLC (Spanish Grant Subdivision) 1630 Des Peres Rd, Ste 140 Des Peres MO 63131	21,352,778	21,352,778	2	5551 Old Buena Vista Rd, Waxahachie, TX 75167	Ellis	Public Water System
HUP-109	Dyna Energetics 358 HCR 1145 North Loop Blum TX 76627	7,242,700	7,242,700	1	3580 Hill County Rd, 1145 North Loop, Blum, TX 76627	Hill	Non-Agriculture Irrigation
HUP-112	Hanover Water Solutions, LLC 3001 Knox Street, Suite 405 Dallas TX 75205	67,500,000	67,500,000	6	Shires Drive, Venus, TX 76084	Johnson	Filling a pond or other surface impoundment
HUP-078	Hilco United Services Inc (Chambers Meadow Estate Water) PO Box 26 Itasca TX 76055	12,730,300	21,351,800	1	767 South IH 35, Italy, TX 76651	Ellis	Public Water System
HUP-129	TXI Operations, LP 245 Ward Road Midlothian TX 76065	241,719,285	241,719,285	5	245 Ward Road, Midlothian, TX 76065	Ellis	Industrial / Manufacturing
HUP-158	Undine Texas, LLC (Martin Creek Estates) 17681 Telge Road Cypress TX 77429	2,330,000	2,330,000	1	3856 County Road 902, Joshua, TX 76058	Johnson	Public Water System
HUP-057	Westlake Village Mobile Home Park 1921 CR 1120 Cleburne TX 76033	3,500,000	3,500,000	1	4833 W Country Rd, Cleburne, TX 76033	Johnson	Public Water System

5. Adjourn or continue public hearing in whole or in part.

Hearing on Applications for Operating Permits

The Hearing on Applications for Operating Permits will begin at 9:00 A.M. or upon adjournment of the above listed Public Hearing on Historic Use Permits.

The Prairielands GCD Board of Directors will hold a hearing on the below listed application(s) for an Operating Permit. Notice of the Hearing on Applications for Operating

Permits was also posted separately in accordance with the District Rules, and Chapter 36, Texas Water Code, no later than 10 days prior to the date of this hearing.

1. Call to order and declare public hearing open to the public
2. Roll call
3. Board will receive a report from the General Manager, receive any public comment(s) or requests to contest, and consider granting or denying, in whole or in part, the following applications for an Operating Permit:
 - 1) Westview Park Development LLC for a proposed Operating Permit (OP-23-038) for authorization to drill a new well (PGCD-003061) to be located in Johnson County at W. Criner St, Grandview, TX; and groundwater production authorization in the amount not to exceed 148,000 gallons annually for 2023→2027; Non-Agriculture Irrigation
4. Adjourn or continue public hearing in whole or in part.

Regular Board Meeting

The Regular Board Meeting will begin at 9:00 A.M. or upon adjournment of the above listed Hearing on Applications for Operating Permits.

The Prairielands GCD Board of Directors may discuss, consider, and take all necessary action, including possible expenditure of funds, regarding each of the agenda items below:

1. Call to order and declare regular meeting open to the public
2. Roll call
3. Public comment (Verbal comments limited to 3 minutes per speaker)
4. Presentation of Consent Agenda. All items are considered routine and self-explanatory and may be considered and approved by one motion of the Board. There will be no separate discussion of the items unless a Board Member so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.
 - a. Minutes of the February 21, 2023, Special Meeting
 - b. Minutes of the February 21, 2023, Hearing on Permit Applications
 - c. Minutes of the February 21, 2023, Board of Directors Meeting
 - d. February 2023 monthly invoices and payment of bills
5. Finance Report – Brian Watts, Comptroller
 - a. Presentation of unaudited financials for the month of February 2023

- b. Update on 2022 water use fee refunds
6. Groundwater Management Area 8 – update on activities related to joint planning and the development of desired future conditions – Kathy Turner Jones
 - a. Discussion and possible action regarding Interlocal Agreement related to Groundwater Management Area 8 (GMA 8) funding for update to Northern Trinity Groundwater Availability Model, including but not limited to authorizing the District representative to GMA 8 to execute the Interlocal Agreement on behalf of the District and take action as necessary.
7. Update on public outreach activities, educational, and conservation efforts – Whitney Curry, Public Relations/Education Director
8. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
9. Hydrogeologist Report – Wade Oliver, INTERA, Inc.
 - a. Update on District involved activities.
10. General Manager’s Report and Update – The General Manager will brief the Board on the following administrative, operational, and regulatory matters of the District and any other items included in the General Manager’s written report, which may be discussed, considered, and acted upon by the Board, including authorizing the initiation of, managing, or resolving enforcement action or litigation where applicable – Kathy Turner Jones
 - a. Update on current administrative activities of the District
 - b. Monthly update on well registrations and groundwater production reports
 - c. Enforcement
11. General Counsel’s Report — The District’s legal counsel will brief the Board on pertinent legal issues and developments impacting the District since the last Board meeting, and legal counsel’s activities on behalf of the District, including without limitation waste injection well monitoring activities including any protests of injection well applications with the Railroad Commission of Texas or the Texas Commission on Environmental Quality, District rules enforcement activities, rules and management plan implementation issues, groundwater-related legislative activities, joint planning and DFC development activities, developments in groundwater case law and submission of legal briefs, contractual issues related to the District, open government, policy, personnel, and financial issues of the District, and other legal activities on behalf of the District – Brian Sledge, Legal Counsel, SledgeLaw Group, PLLC
12. Board Work Session on Evaluating District’s Groundwater Production Allowable Per Contiguous Controlled Acre for Operating Permits and New Modeled Available Groundwater Volumes from the Texas Water Development Board
 - a. Presentation from District Hydrogeologist on preliminary analysis – Wade Oliver,

INTERA, Inc.

- b. Receive public comment and suggestions or alternative ideas regarding the groundwater production allowable per contiguous controlled acre
- c. Discuss path forward and future public meetings on this topic

13. Open Forum / Discussion of New Business for Future Meeting Agendas

- a. Committee Assignments

14. Adjourn Regular Meeting

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. Public hearings and public meetings of the District are available to all persons regardless of disability. If you require special assistance to attend a hearing or meeting, please call (817)556-2299 at least 24 hours in advance of the hearing or meeting to coordinate any special physical access arrangements.

At any time during a hearing or meeting of the Prairielands Groundwater Conservation District Board and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Board may meet in a closed executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gifts (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during an open hearing or meeting.

Persons may make comments for or against an application for any type of permit, permit amendment, replacement well, or exception request without the need to request a contested case hearing on the application. However, persons wanting to protest an application involving a permit or permit amendment by requesting a contested case hearing must do so in writing in accordance with District Rule 10.6 that is either received by the District or submitted at the public hearing in person before the time that the Board takes final action on the application, as set forth more specifically in the District Rules.

Certification

I, the undersigned authority, do hereby certify that on March 23, 2023, at or before 5:00 PM, I posted and filed the above notice of meeting(s) and hearing(s) with the Texas Secretary of State, the Johnson, Ellis, Somervell, and Hill counties' clerk offices, and also posted a copy in the front window of the Prairielands GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

Prairielands Groundwater Conservation District


Kathy Turner Jones, General Manager