



# **NOTICE OF PUBLIC HEARINGS AND BOARD MEETING**

**OF THE BOARD OF DIRECTORS**

**Of the**

**PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT**

**To be held at**

**9:00 AM, Monday, April 21, 2025**

**Prairielands GCD – Board Room**

**208 Kimberly Drive**

**Cleburne, TX 76031**

## **Public Hearing on Amendments to the District Rules**

The Prairielands GCD Board of Directors will hold a public hearing, accept public comment, and may act to adopt amendments to the District Rules regulating water wells within the boundaries of the District, including Ellis, Hill, Johnson, and Somervell Counties, Texas.

1. Call to order and declare public hearing on amendments to the District Rules open to the public.
2. Roll call.
3. Presentation by the District's legal counsel, SledgeLaw Group, PLLC, on proposed amendments to the District Rules.
4. Receive public comment(s) on proposed amendments to the District Rules.
5. Discussion, consideration, and possible action adopting Resolution #25-001 approving amendments to the District's Rules for groundwater wells in Ellis, Hill, Johnson, and Somervell Counties, Texas, in the form originally published or with changes based upon comments received.
6. Adjourn or Continue Public Hearing.

## **Notice of Public Hearing on Permit Application(s)**

**The Prairielands GCD Board of Directors will hold a hearing on the below-listed application(s) for Operating Permit and/or Amendment to Permit. Notice of the Hearing on Permit Applications and/or Permit Amendments 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.**

**The Public Hearing on Permit Applications will begin at 9:00 AM or upon adjournment of the above-listed Public Hearing on Amendments to the District Rules.**

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 describing the following applications for an Operating Permit and the General Manager's recommendation to the Board:
  - 1) Chatt WSC (PWS #1090020), for a proposed amendment to an Operating Permit (OP-21-016-A) for additional groundwater production in the amount of 3,000,000 gallons from wells (PGCD-000762; 31.94855600, -97.07907452) and (PGCD-003353; 31.93278600, -97.05361600) located within CCN #11195 in Hill County. OP-21-016-B not to exceed 8,000,000 gallons annually for 2025→2026; Public Water Supply (AK).
  - 2) Spur Myrtle Creek Development, LP, for a proposed Operating Permit (OP-25-084) for authorization to drill a new well (PGCD-003627, 32.36476100, -96.79851000) to be located east of US 287 N off of Dartmoor Dr, Waxahachie, TX in Ellis County; and to produce groundwater in an amount not to exceed 561,770 gallons annually for 2025→2029; Non-Agricultural Irrigation (AK).
4. Receive public comment(s) or requests to contest the above-listed application(s) for Operating Permits or Operating Permit amendments
5. Discussion, consideration, and possible action on the above-listed applications for Operating Permit(s) or Operating Permit amendment(s)
6. 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 the adjournment of the Public Hearing on Permit Applications.**

**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 requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.
  - a) Minutes of the March 17, 2025, Hearing on Permit Applications
  - b) Minutes of the March 17, 2025, Regular Board Meeting
  - c) March monthly invoices and payment of bills
5. Receive presentation of 2024 Annual Financial Audit for Board's acceptance – Kim Knox-Lewis, Boucher, Morgan & Young (“BMY”)
6. Finance Report – Brian Watts, Comptroller
  - a) Presentation of unaudited financials for the month of March 2025
  - b) Review 1st Quarter Investment Report for 2025
  - c) Discuss, consider, and take action to approve transfer amendment(s) to the 2025 YE Budget
7. Consider enforcement action for the following, including without limitation to settle the violation, order a show cause hearing to be set, or instruct the General Manager to institute a civil suit for violations of District Rules – Kathy Turner Jones, General Manager
  - a) Failure to Plug Existing Well Once New Well was Operational:
    - Undine Texas LLC (Crowley II Acre Subdivision); OP-21-015
8. Consider for approval application to extend well registrations– Kathy Turner Jones
  - a) Well ID 3267 (McQueen, Annmarie)
  - b) Well ID 3353 (Chatt WSC)
9. Presentation and action as needed related to Groundwater Management Area 8 joint planning and the development of desired future conditions – John Ellis, INTERA

- a) Discussion and action to authorize the general manager to execute interlocal agreement regarding groundwater management area 8 funding for development of desired future conditions joint planning
10. Update on well registration and permitting activities – Kaylin Garcia, Permitting Director
- a) Monthly well registration(s) report
  - b) Report on current and YTD permitted authorization and production
11. Update on public outreach activities, educational, and conservation efforts – Kaylin Garcia
- a) Overview of District involved activities
  - b) Review and possible action to approve draft 2024 Annual Report for the Prairielands Groundwater Conservation District for publication and distribution
12. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
- a) Overview of field related activities
  - b) Update on quarterly water levels
13. 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) Drought Monitoring
  - c) Enforcement:
14. 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, threatened or pending claims or litigation against the District, and other legal activities on behalf of the District – Brian Sledge, Legal Counsel, Sledge Law Group, PLLC
15. Open Forum / Discussion of New Business for Future Meeting Agendas

## 16. 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 or before 5:00 PM on April 17, 2025, 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 at 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