



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, May 19, 2025

Prairielands GCD – Board Room

208 Kimberly Drive

Cleburne, TX 76031

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.

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) Nexus Land Holdings LLC, for a proposed Operating Permit (OP-25-085) for authorization to drill a new well (PGCD-003626; 31.83710000, -96.76610000) to be located at 880 Hwy 171, Hubbard, TX in Hill County; and to produce groundwater in an amount not to exceed 17,857,200 gallons annually for 2025→2029; Industrial/Manufacturing (KB);
 - 2) Century Land Holdings of Texas LLC & GRBK Edgewood LLC, for a proposed Operating Permit (OP-25-086) to drill two (2) new wells (PGCD-003638; 32.43511100, -97.20183330 and PGCD-003639; 32.43083330, -97.20269444) to be located at 825 County Road 607 in the proposed Lone Oak Subdivision in Alvarado,

TX in Johnson County; and to produce groundwater in an amount not to exceed 6,000,000 gallons annually for 2025→2029; Filling a Pond or other Surface Impoundment (AK);

- 3) City of Covington (PWS #1090021), for authorization through an Operating Permit (OP-25-087) to amend an existing well registration to substantially alter and increase the maximum design production capacity from 100 GPM to 140 GPM. The existing well (PGCD-000653; 32.17646400, -97.25470500) is located within CCN #10900 in Hill County off Lovell Ave., Covington; Public Water Supply (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.

Show Cause Hearing on Enforcement Matters

The Show Cause Hearing on Enforcement Matters will begin at 9:00 a.m., or upon the adjournment of the Public Hearing on Permit Applications.

1. Call to order and declare hearing open to the public
2. Roll call
3. Show Cause Hearing for **Undine Texas, LLC**, pursuant to District Rule 9.6
 - A. Show Cause Hearing directing **Undine Texas, LLC**, ("Respondent"), pursuant to District Rule 9.6 to appear before the Prairielands Groundwater Conservation Board of Directors and show cause why the District should not:
 - 1) issue a cease and desist order indefinitely suspending operation of the existing Well ID No. PGCD-001080;
 - 2) initiate legal action against Respondent in State District Court seeking enforcement of District rules and the collection of any and all attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent; and
 - 3) take all other enforcement appropriate action that is necessary and appropriate under the laws of the State of Texas.

- B. Consider, discuss, and take action on matters raised in the **Undine Texas, LLC** show cause hearing, including, but not limited to, issuing a cease and desist order described in Agenda Item No. 3.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 3.A.2., and taking all other enforcement action described in Agenda Item No. 3.A.3.
- 4. Adjourn or continue Show Cause Hearing on Enforcement Matters 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 Show Cause Hearing on Enforcement Matters.

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 April 21, 2025, Public Hearing on Amendments to District Rules
 - b) Minutes of the April 21, 2025, Hearing on Permit Applications
 - c) Minutes of the April 21, 2025, Regular Board Meeting
 - d) April 2025 monthly invoices and payment of bills
- 5. Finance Report – Brian Watts, Comptroller
 - a) Presentation of unaudited financials for the month of April 2025
- 6. Update on activities and meetings related to Groundwater Management Area 8 joint planning and the development of desired future conditions – Kathy Turner Jones, General Manager
- 7. 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

8. Update on public outreach activities, educational, and conservation efforts – Kaylin Garcia
 - a) Overview of District involved activities
9. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
 - a) Overview of field related 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) Drought Monitoring
 - 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, 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
12. Open Forum / Discussion of New Business for Future Meeting Agendas
13. 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 9:00 AM on May 16, 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