



**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, November 17, 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 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) CSWR-Texas Utility Operating Company LLC (Lakeview Ranchettes), for a proposed Operating Permit (OP-25-101) for additional groundwater production in the amount of 5,000,000 gallons producing from wells (PGCD-000731; 32.48497559, -97.04421300) and (PGCD-001232; 32.48060000, -97.04959257) located within CCN #13290 in Ellis County. OP-25-101 not to exceed a total permitted authorization of 5,000,000 gallons annually (2025→2027); Public Water Supply;
  - 2) Tally, Jim (Hardy St), for a proposed amendment to an Operating Permit (OP-25-093) for authorization to add one (1) existing well (PGCD-000421; 32.52237600, -97.09193100) located at 2740 Hardy St, Venus in Johnson County; Commercial Use
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 AM, 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 regarding the enforcement item(s) listed below:**

1. Call to order and declare hearing open to the public
2. Roll call
3. Show Cause Hearing for **Lucky's RediMix Co LLC/LBJG Realty LLC**, pursuant to District Rule 9.6
  - A. Show Cause Hearing directing **Lucky's RediMix Co LLC/LBJG Realty 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-002814;
    - 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 **Lucky's RediMix Co LLC/LBJG Realty 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 AM, 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 October 20, 2025, Hearing on Permit Applications
  - b) Minutes of October 20, 2025, Regular Board Meeting
  - c) October 2025 monthly invoices and payment of bills
5. Finance Report – Brian Watts, Comptroller
  - a) Presentation of unaudited financials for the month of October 2025
  - b) Review of cash flow and cash projection for year end 2025
6. 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) Operating a well without permit; Failure to submit Water Use Fees; and Failure to Submit Accurate Water Production Reports for water well PGCD-003430 located at 119 CR 2133, Whitney, Hill County, TX:
    - Stuart Parsons
7. Hydrogeologist Report – John Ellis, INTERA, Inc.
  - a) Update on District involved activities.
  - b) Update on activities and meetings related to Groundwater Management Area 8 joint planning and the development of desired future conditions.
8. Update on Groundwater Availability Certifications – Dillon Bybee, Staff Geologist

- a) Overview of GAC process and District role in review
  - b) GAC(s) recently submitted to the District
    - Tabletop Ranch Addition (Johnson County)
    - Mable Meadows Development (Ellis County) – in progress
9. 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
10. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
- a) Overview of field related activities
11. Update on public outreach activities, educational, and conservation efforts – Sarah Clark, Public Relations/Education Coordinator
- a) Overview of District involved activities
12. 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
13. 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
14. Committee Appointment(s) (District Bylaws 4.1) – Charles Beseda, President
- a) Advisory Committee(s)

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 November 11, 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 three business days preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.043.

Prairielands Groundwater Conservation District



Kathy Turner Jones,  
General Manager