



**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, December 15, 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) Adams, Katherine (Cobb Creek RV Park), for a proposed Operating Permit (OP-25-103) for authorization to drill one (1) new well (PGCD-003812; 31.92591600, -97.08926200) located at 1352 County Road 3102, Abbott in Hill County; and to produce groundwater in an amount not to exceed zero gallons in 2025; 350,000 gallons annually for 2026→2029; Commercial Use;
 - 2) Birome WSC, for a proposed Operating Permit (OP-25-100) for additional groundwater production in the amount of 11,500,000 gallons producing from wells (PGCD-000656; 31.78096182, -96.89973898) and (PGCD-000657; 31.77815943, -96.90550290) located within CCN #10013 in Hill County. OP-25-100 not to exceed a total permitted authorization of 11,500,000 gallons annually (2025→2027); Public Water Supply;
 - 3) M.E.Q. Properties, LLC, for a proposed Operating Permit (OP-25-105) for authorization to drill one (1) new well (PGCD-003831; 32.43957400, -

96.65200410) located at 487 E FM 813, Palmer in Ellis County; and to produce groundwater in an amount not to exceed zero gallons in 2025; 750,000 gallons annually for 2026→2029; Commercial Use;

- 4) Mercury First Real Estate LLC, for a proposed Operating Permit (OP-25-104) for authorization to drill one (1) new well (PGCD-003823; 32.52168000, -97.09184000) located at 2810 Hardy St, Venus in Johnson County; and to produce groundwater in an amount not to exceed zero gallons in 2025; 234,700 gallons annually for 2026→2029; Commercial Use;
 - 5) Tally, Jim, for a proposed amendment to an Operating Permit (OP-23-041-B) for additional groundwater production in the amount of 227,500 gallons producing from two (2) existing wells (PGCD-003485; 32.51949813, -97.10017757) and (PGCD-002995; 32.51822295, -97.09795690) located in Johnson County at 2920 Chambers Street, Venus. OP-23-041-C not to exceed a total permitted authorization of 977,500 gallons annually (→2027); 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.

Regular Board Meeting

The Regular Board Meeting 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, 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 November 17, 2025, Hearing on Permit Applications

- b) Minutes of November 17, 2025, Show Cause Hearing on Enforcement Matters
- c) Minutes of November 17 2025, Regular Board Meeting
- d) November 2025 monthly invoices and payment of bills

5. Finance Report – Brian Watts, Comptroller

- a) Presentation of unaudited financials for the month of November 2025
- b) Review of cash flow and cash projection for year end 2025

6. Budget and Finance Committee – Maurice Osborn, Chair

- a) Discuss and consider possible action regarding additional 2025 debt service payment using remaining Rule 7.4 refund accrual funds - Brian Watts
- b) Review of financial policy(s) and possible action – Brian Watts:
 - a. Regulatory and Compliance Contingency Fund Resolution.
 - b. Operating Reserve Guidance Resolution
- c) Discuss, consider, and take action to approve transfer amendment(s) to the 2025 YE Budget. – Brian Watts
- d) Discussion, consideration, and possible action to approve engagement letter for audit services submitted by Boucher, Morgan & Young, P.C. (BMY) for the fiscal year ended December 31, 2025 – Brian Watts

7. **BUDGET CONSIDERATION AND ADOPTION**

Pursuant to **Texas Government Code Chapter 551**, as amended by **House Bill 1522 (89th Legislature)**, notice is hereby given that the **Board of Directors of the Prairielands Groundwater Conservation District** will **discuss, consider, and take possible action to adopt the District’s FY 2026 Operating Budget** at this meeting.

A copy of the **proposed FY 2026 Operating Budget** is attached to this meeting notice and agenda for public inspection and review.

Taxpayer Impact Statement

The Prairielands Groundwater Conservation District is a **non-taxing entity** and **does not levy ad valorem property taxes**. Adoption of the proposed FY 2026 Operating Budget **will not result in any property tax impact on property owners**.

- a) Discuss, consider, and take action to approve Resolution #25-006 reviewing and adopting FY 2026 Operating Budget and authorize the General Manager to take any and all action necessary for the implementation – Brian Watts, Comptroller

8. Discuss, consider, and take action to approve 2026 Board Meeting Schedule. – Kathy Turner Jones

9. Update on activities and meetings related to Groundwater Management Area 8 joint planning and the development of desired future conditions. – Wade Oliver, EKI Environment & Water, Inc.
10. Update on Groundwater Availability Certifications – Dillon Bybee, Staff Geologist
 - c) GAC(s) recently submitted to the District
 - Mable Meadows Development (Ellis County) – in progress
11. Update on public outreach activities, educational, and conservation efforts – Dillon Bybee
 - a) Overview of District involved activities
12. 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
 - c) Report on 12/31/25 permit renewals
13. Update on well monitoring and field operations – Michael Heath, Director of Field Operations
 - c) Overview of field related activities
14. 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
 - i. Lucky's Redi Mix Co LLC
15. 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

16. Presidential Committee Appointment(s) (District Bylaws 4.1) – Charles Beseda, President

a) Advisory Committee(s)

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

18. 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 December 9, 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.

This notice complies with the posting requirements of Texas Government Code §551.043, as amended by HB 1522, including the requirement that notice be posted not later than three business days prior to the meeting date.


Prairielands Groundwater Conservation District

Kathy Turner Jones,
General Manager

ATTACHMENT "A"

Prairielands Groundwater Conservation District 2026 Proposed Budget



REVENUES:

Groundwater Production Fees	\$ 2,508,667
Application Fees	\$ 163,550
Interest	\$ 75,000
Other	<u>\$ 58,845</u>
<i>Total Revenues</i>	<u>\$ 2,806,062</u>

EXPENDITURES:

Payroll and benefits	\$ 1,392,500
Field and technical	\$ 90,500
Insurance	\$ 31,500
Legal	\$ 312,000
Meeting, Travel and Training	\$ 40,000
Office	\$ 135,150
Operating	\$ 132,000
Professional services	\$ 265,200
Public Relations and Education	\$ 129,000
Debt Service	\$ 103,212
Capital Outlay	<u>\$ 175,000</u>
<i>Total Expenditures</i>	<u>\$ 2,806,062</u>