



# **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, September 16, 2024**

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

## **Public Hearing(s) on Operating Permit Applications**

**The Prairielands GCD Board of Directors will hold a hearing(s) on the below-listed application(s) for Operating Permit or Permit Amendment. Notice of the Hearing on Permit Applications, Permit Amendments, and Enforcement Matters 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) North Texas District Council Assemblies of God (Lakeview Camp & Conf Ctr), for a proposed Operating Permit (OP-24-065) for authorization to produce groundwater from two existing wells (PGCD-000435 and PGCD-000436) located in Ellis County at 5128 FM 66, Waxahachie; not to exceed 9,456,300 gallons annually for 2024→2027; Recreational/Public Water Supply (KB); and
  - 2) Three W Solar LLC, for a proposed Operating Permit (OP-24-066) for authorization to drill two (2) new wells (PGCD-003510 and PGCD-003511) to be located in Hill

County at 253 HCR 1327, Hillsboro; not to exceed 5.2M gallons annually for 2024→2028; Commercial Use (KB).

4. Receive public comment(s) or requests to contest the above-listed application(s) for Operating Permits and Permit Amendments
5. Discussion, consideration, and possible action on the above-listed applications for Operating Permits and Permit Amendments
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 adjournment of the Public Hearing(s).**

**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 August 19, 2024, Hearing on Permit Applications
  - b) Minutes of the August 19, 2024, Regular Board Meeting
  - c) August monthly invoices and payment of bills
5. Finance Report – Brian Watts, Comptroller
  - a) Presentation of unaudited financials for the months of August 2024
  - b) Review of cash flow and cash projection for year end 2024
6. Policy and Personnel Committee – Marty McPherson
  - a) Review and action as necessary regarding Texas County District Retirement System’s Plan Assessment for Plan Year 2024-2025 – Kathy Turner Jones
  - b) Report and recommendations from Board’s Policy and Personnel Committee to consider adoption of Resolution #24-005 authorizing revisions to the District’s personnel policies and procedures and to further authorize the General Manager to take

any and all action necessary for the implementation of this Resolution – Kathy Turner Jones

7. Hydrogeologist Report – Wade Oliver, INTERA, Inc.
  - a) Update on District involved activities.
  - b) Status update on new monitoring well development in Ellis County
  - c) Update on activities and meetings related to Groundwater Management Area 8 joint planning and the development of desired future conditions.
8. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
  - a) Update on District involved activities
9. Update on public outreach activities, educational, and conservation efforts – Kaylin Garcia, Public Relations/Education Director
  - 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) Drought Monitoring
  - d) Enforcement
11. Discuss, consider, and take action as necessary to approve changes to General Manager’s compensation package and performance review – Marty McPherson
12. Brice v. Prairielands Groundwater Conservation District Board of Directors et al., Cause No. 114412, 40th Dist. Ct., Ellis County; discussion and possible action as may be needed – Brad Neighbor, Legal Counsel
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/Brad Neighbor, Legal Counsel, SledgeLaw Group, PLLC

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

15. 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 September 13, 2024, 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