



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 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 and 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) City of Rio Vista (PWS #1260022), for a proposed Operating Permit (OP-24-076) for additional groundwater production only in the amount of 44,514,904 gallons producing from wells (PGCD-000830; 32.23401700, -97.37432500), and (PGCD-000831; 32.23943900, -97.37802500) located within CCN #11574 in Johnson County. OP-24-076 not to exceed 44,514,904 gallons annually for 2024→2027; Public Water Supply (AK);
 - 2) ~~Midpoint Solar LLC, HCR 1143, Blum; for a proposed Operating Permit (OP 24 077) for authorization to produce groundwater in the amount of 250,000 gallons and to authorize groundwater production from one (1) existing well (PGCD 000822; 32.11083333, -97.34583333) located .78 miles east of intersection FM 3049 and HCR~~

~~1143, SE of Blum, Hill County. OP-24-077 not to exceed 250,000 gallons annually for 2024→2028; Commercial Use (AK); and~~

- 3) Undine Texas, LLC (Rock Creek Estates) (PWS #1260082), for a proposed Operating Permit (OP-24-078) for additional groundwater production only in the amount of 1.594M gallons producing from well (PGCD-001078; 32.53346108, -97.44999699) located within CCN #13260 in Johnson County. OP-24-078 not to exceed 1.594M gallons annually for 2024→2027; Public Water Supply (KB)
4. Receive public comment(s) or requests to contest the above-listed application(s) for Operating Permits
5. Discussion, consideration, and possible action on the above-listed applications for Operating Permits
6. Adjourn or continue public hearing in whole or in part.

Public Hearing on Exception to Spacing Requirements

The Public Hearing on Exception to Spacing Requirements will begin at 9:00 a.m., or upon the adjournment of the Public Hearing on Operating Permit Applications.

The Prairielands GCD Board of Directors will hold a public hearing on the following application for an exception to minimum spacing requirements:

1. Call to order and declare public hearing open to the public
2. Roll Call
3. Receive report from the General Manager describing the following application for an exception to minimum spacing requirements and the General Manager's recommendation to the Board – Kathy Turner Jones:
 - 1) Morgan Acres LLC, to continue operation of a commercial well located at 1008 Highland Rd, Cleburne, TX 76033 in Johnson County
4. Receive public comment(s) or requests to contest the above-listed application for an exception to minimum spacing requirements
5. Discussion to consider granting, denying, or amending the above-listed application exception to minimum spacing requirements
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 November 18, 2024, Hearing on Permit Applications
 - b) Minutes of the November 18, 2024, Regular Board Meeting
 - c) November monthly invoices and payment of bills
5. Finance Report – Brian Watts, Comptroller
 - a) Presentation of unaudited financials for the months of November 2024
 - b) Review of cash flow and cash projection for year end 2024
6. Budget and Finance Committee – Maurice Osborn, Chair
 - a) Discuss and consider possible action regarding additional 2024 debt service payment using remaining Rule 7.4 refund accrual funds
 - b) Discuss, consider, and take action to approve transfer amendment(s) to the 2024 YE Budget
 - c) Review of Regulatory and Compliance Contingency Fund Resolution.
 - d) Discuss, consider, and take action to approve Resolution #24-007 reviewing and adopting FY 2025 Operating Budget and authorize the General Manager to take any and all action necessary for the implementation.
7. Discuss, consider and act on Resolution #24-008 amending and re-establishing administrative fee schedule and authorize the General Manager to take any and all action necessary for the implementation of this Resolution. – Kathy Turner Jones
8. Discuss, consider, and take action to approve 2025 Board Meeting Schedule. – Kathy Turner Jones

9. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
 - a) Update on District involved activities
 - b) Status update on new monitoring well development and completion (Ellis County)
10. Update on public outreach activities, educational, and conservation efforts – Kaylin Garcia, Public Relations/Education Director
 - a) Update on District involved activities
11. 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
12. 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, Sledge Law Group, PLLC
13. Open Forum / Discussion of New Business for Future Meeting Agendas
14. 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 December 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