



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, Tuesday, January 21, 2025

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

Notice of Continuance of Public Hearing on Exception to Spacing Requirements

This Public Hearing to consider an application for exception to minimum spacing requirements is a continuation of the hearing originally held on December 16, 2024, for that purpose, for which notice was mailed, posted, and published in accordance with applicable law, and for which a continuance was publicly announced at the meeting until the time, date, and place posted in this notice.

1. Call to Order and Declare Hearing Reconvened and 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 staff findings – 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 for exception to minimum spacing requirements and/or the associated Operating Permit and well registration, and/or taking possible enforcement action regarding the well owner and/or driller of the above-listed well for violations of the District Rules

6. Adjourn or continue public hearing in whole or in part.

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

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 Cresson (PWS #1260053), for a proposed Operating Permit (OP-24-079) for additional groundwater production only in the amount of 5,000,000 gallons producing from well (PGCD-000187; 32.52774598, -97.61204923), and located within CCN #11472 in Johnson County. OP-24-079 not to exceed 5,000,000 gallons annually for 2024→2027; Public Water Supply (AK);
 - 2) Texas Water Utilities, LP (West Meadow Subdivision) (PWS #1260063), for a proposed Operating Permit (OP-24-080) for additional groundwater production only in the amount of 792,800 gallons producing from well (PGCD-000890; 32.53620604, -97.46654546) located within CCN #12983 in Johnson County. OP-24-080 not to exceed 792,800 gallons annually for 2024→2027; Public Water Supply (KB);
 - 3) City of Grandview (PWS #1260004), for authorization through an Operating Permit (OP-24-081) to amend an existing well registration to substantially alter and increase the maximum design production capacity from 134 GPM to 155 GPM. The existing well (PGCD-000181; 32.26902807, -97.18157744) is located within CCN #13225 in Johnson County at 101 S. Louisiana Street, Grandview; Public Water Supply (AK); and
 - 4) City of Rio Vista (PWS #1260022), for a proposed amendment to an Operating Permit (OP-24-076) for additional groundwater production in the amount of 2,342,725 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-A not to exceed 4,947,375 gallons annually for 2024→2027; 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 Permits or Operating 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 December 16, 2024, Hearing on Permit Applications
 - b) Minutes of the December 16, 2024, Hearing on Exception to Spacing Requirements
 - c) Minutes of the December 16, 2024, Regular Board Meeting
 - d) December monthly invoices and payment of bills
5. Finance Report – Brian Watts, Comptroller
 - a) Presentation of unaudited financials for the months of December 2024
 - b) Review of 2024 year end Cash Flow
 - c) Discuss and consider action authorizing engagement with Boucher, Morgan and Young, a P.C. (BMY) for 2024 financial audit.
6. Update on well monitoring and field operations – Michael Heath, Field Operations Coordinator
 - a) Overview of field related activities
 - b) Progress report on monitoring well program and water level trends
7. Update on public outreach activities, educational, and conservation efforts – Kaylin Garcia, Public Relations/Education Director

- a) Update on District involved activities
8. 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
9. 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
10. Open Forum / Discussion of New Business for Future Meeting Agendas
11. 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 January 17, 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 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