

MEETING OF THE BOARD OF DIRECTORS
PLUM CREEK CONSERVATION DISTRICT
LOCKHART, TEXAS 78644
December 16th, 2025

Notices of this regular meeting were posted in the Caldwell and Hays County Courthouses at least 72 hours prior to the meeting. Receipts of the notices are on file in the office of Plum Creek Conservation District.

Checks were reviewed and signed just prior to the call to order by Mrs. Lucy Knight, Treasurer/Secretary.

The meeting/hearing was called to order by President of the Board, James A. Holt, Jr. The following Board members were present: Peter Reinecke (Vice President), Lucy Knight (Secretary/Treasurer), Fred Rothert (Director), Tom Owen (Director), and Lee Rust (Director). PCCD Attorney Bob Wilson was present. Edmond McCarthy and Feathergail Wilson attended the meeting via Zoom. PCCD staff members Daniel Meyer, Nora Lopez-Castillo, Alan Burkland, and Tyler Farco were present. Nora Lopez-Castillo transcribed the minutes.

1:00 PM President Holt requested public comments. There were no public comments.

1:00 PM President Holt requested motions or comments regarding the minutes of the regularly scheduled meeting held on November 18th, 2025. Mrs. Knight made a motion that the minutes of the regularly scheduled meeting held on November 18th, 2025, be accepted as mailed out. Mr. Reinecke provided the second and the motion carried.

1:01 PM President Holt asked if there was any unfinished business that required the Board of Directors' attention. Mr. Meyer stated that there was no unfinished business.

1:01 PM President Holt requested discussion of agenda item V regarding the City of Kyle's Condemnation Suit regarding Site 5's easement. Mr. Meyer reminded the Board that they had directed Sue Ayers to draft a letter to the City of Kyle. Mr. Meyer reported that Ms. Ayers had sent the letter quickly and that he felt the letter was excellent and had contained many good points and questions. Mr. Meyer stated that the City took the letter seriously and had dismissed PCCD from the condemnation suit. Mr. Meyer informed the Board that Ms. Ayers' letter stated that PCCD hoped the City of Kyle would submit an easement use application and discuss the engineering aspects of this project with PCCD. Mr. Meyer stated he had sent engineering information to City staff members, was waiting to hear back, and would report back to the Board. Mr. Bob Wilson stated that PCCD and the City of Kyle would have to agree on the terms of the easement use, specifically that the City of Kyle would indemnify the District.

1:04 PM President Holt requested discussion of agenda item VI regarding sending letters to governmental entities notifying them of flood risks upstream of high hazard dams. Each Board member had been given a copy of the letter. Mr. Meyer stated that the letter was a template that could be adjusted before it was sent to a governmental entity that had jurisdiction within the District's easements (Luling, Lockhart, Caldwell County, Hays County). Mr. Meyer stated he wanted the Board's feedback regarding statements made in the letter that went above what was required by the agreements between PCCD and National Resources Conservation Service (NRCS), specifically a statement in the letter that recommended the governmental entities consider restrictions

in both upstream and downstream areas. Mr. Bob Wilson stated that the letter should also go to Emergency Services Districts that levy taxes as well as to other political subdivisions. Mrs. Knight requested that the letter be revised to be a one-page letter. Mrs. Knight stated the District should inform other entities about what PCCD does as well as the bad things that could happen if the entities did not work with PCCD. Mr. Bob Wilson reiterated the need to inform people about the impact of the dams. Mrs. Knight made a motion that the letters be sent. Mr. Rust provided the second and the motion carried. Mr. Reinecke requested that the letters be mailed Certified Return Receipt Requested. Mrs. Knight and Mr. Rust agreed to amend their motions to include this request.

1:12 PM

President Holt requested discussion of agenda item VII regarding options for leasing a vehicle using Enterprise Fleet Management. Mr. Meyer turned this agenda item over to Mr. Rust. Mr. Rust stated that last month the Board had tasked him with finding out what the District's leasing options were. Mr. Rust reported that Enterprise Fleet tended to only lease to entities if they leased 12 or more vehicles. Mr. Rust informed the Board that in the past, the County had brought in different agencies and allowed them to go under their umbrella. Mr. Rust stated that if the District were able to go under the County's umbrella, the fuel cost would not be included. Mr. Rust stated that he did not know the exact cost yet, but the range was between \$13,000 to \$16,000 a year. Mr. Rust stated this included unlimited mileage and maintenance. A discussion ensued about the type of pickup and features the vehicles should have and liability insurance/matters. The Board requested that Mr. Rust continue his research and present his findings to the Board.

1:27 PM

President Holt requested discussion of agenda item VIII regarding a request to restate the Site 14 easement (Kercheville). Mr. Meyer described and showed a slide of the Site 14 easement location that had been owned originally by Mr. Kercheville. Mr. Meyer stated Mr. Kercheville owned several different properties in the area and somehow the wrong legal description was used in the Site 14 easement documents. Mr. Meyer stated that Walton now owned the property. Mr. Meyer stated that Walton had requested to have the incorrect area released and restated to the correct area. Mr. Meyer stated the original estimated area was 2.61 acres and Walton had proposed restating the area to include the FEMA floodway, which would increase the area to approximately 22.8 acres and would be described via metes and bounds. Mr. Bob Wilson stated, in his opinion, the FEMA floodway was not sufficient because it did not include the FEMA floodplain. Mr. Bob Wilson stated that he wanted to ensure that PCCD did not over release an area that would subject the District to being sued if floodwaters backed up beyond where the easement should be under the metes and bounds description. Mr. Meyer presented slides of maps that showed the following: the Walton tract, FM21, floodway area, elevation of the top of the dam, the 100-year floodplain, and the 0.2% FEMA floodplain. Mr. Bob Wilson stated that he had suggested adding language to the restated easement, specifically that Walton recognized that other areas close to the floodway would be inundated and that Walton agreed to never hold PCCD liable for any flooding that occurred on those portions of the released property. Mr. Bob Wilson stated that a resolution regarding this agenda item would be needed. President Holt stated that more information was needed.

President Holt requested discussion of agenda item IX regarding Site 28 rehabilitation project matters and the permitting of a groundwater well for rehabilitation and O & M purposes. Mr. Meyer reminded the Board that all the water in the reservoir had been used by the contractor who had only been able to irrigate the right side of the spillway. Mr. Meyer stated that the contractor would need to come back in February and/or March to irrigate the dam and the auxiliary spillway. Mr. Meyer stated that the dilemma was whether it would rain before then. Mr. Meyer stated that the contractor asked PCCD about drilling a groundwater well to be used for irrigation. Mr. Meyer stated that many questions arose regarding permitting of the well, the legal issues of who would own the well, who would operate the well, and whether the well would be able to supply the water required by the contract specifications. A lengthy discussion was held regarding this. Mr. Meyer stated that the contractor was still considering this option and he would keep the Board informed.

1:43 PM

President Holt requested discussion of agenda item X regarding an agreement with the City of Kyle and the realignment of wastewater line and reclaimed line within Site 2's easement. Mr. Meyer turned this agenda item over to Bob Wilson. Mr. Bob Wilson stated a draft agreement that included indemnity clauses had been sent to the City of Kyle's attorney. Mr. Bob Wilson stated that the City of Kyle had modified the draft by removing the indemnity clause, but recited that the City of Kyle would not hold PCCD responsible for any damage to the line once it was put in provided it had been put in according to the plans and specifications and that PCCD would also not have any liability even if PCCD damaged the line while performing its maintenance operations. Mr. Bob Wilson stated that he and Mr. Meyer had made other minor changes to the agreement and Mr. Meyer stated that the revised agreement had been sent back to the City of Kyle. Mr. Meyer informed the Board that PCCD was waiting for the City of Kyle's response.

1:58 PM

President Holt requested discussion of agenda item XI regarding request for Recordable Release & Termination of Site 10 Temporary Construction Working Space and Access Easement. Mr. Meyer stated he had no updates regarding this agenda item.

2:03 PM

President Holt requested discussion of agenda item XII regarding a proposed Indemnification Agreement regarding the proposed multifamily Prairie Lakes project at Site 12. Mr. Meyer stated he had no updates regarding this agenda item.

2:03 PM

President Holt requested discussion of agenda item XIII regarding matters regarding easements at Site 12. Mr. Meyer stated he had no updates regarding this agenda item.

2:03 PM

President Holt requested a report from the PCCD Geologist, Mr. Feathergail Wilson. Mr. Feathergail Wilson discussed and presented slides about the Wilcox aquifer in relation to the rapid subdivision development that was occurring in Caldwell County. Mr. Bob Wilson stated that PCCD had been speaking with personnel from an RV park south of Lockhart about what process would be required if they wanted to use well water to supply water to the RV park. Mr. Bob Wilson stated he had informed them that they first needed to get a determination from TCEQ about whether this would be a public water supply system and then they could come back to PCCD to apply for well permits. Mr. Feathergail Wilson stated that from a geologic standpoint, the

Wilcox aquifer was very thin in this area. Mr. Feathergail Wilson stated that GMA-13 had completed their final groundwater availability model report. Mr. Feathergail showed a slide that depicted the 140-mile GMA-13 area. Mr. Feathergail Wilson stated he felt the GMA-13 was too large of an area and should be smaller because of facies changes that occurred in small areas throughout the model. Mr. Feathergail Wilson discussed and showed a slide of the Site 28 construction project that depicted the areas that had been irrigated, areas that still needed to be irrigated, and where the contractor wanted to drill the well. Mr. Feathergail Wilson stated he thought the Edwards Aquifer would be the main aquifer to supply this area and the developing subdivisions.

2:17 PM President Holt requested a report from the NRCS's District Conservationist. The NRCS's District Conservationist was not in attendance.

President Holt requested a report from the PCCD Executive Manager, Mr. Daniel Meyer. Mr. Meyer reported he had received a request from Alliance Regional Water Authority (ARWA) regarding their well field permit. Mr. Meyer stated ARWA had two permitted wells, but the wells had not been drilled yet. Mr. Meyer stated one of the monitoring wells had been drilled. Mr. Meyer stated that ARWA had requested to change the drilling schedule to January 1st, 2026, through January 1st, 2031. Mr. Meyer stated that per the terms of the permit, the Executive Manager could make that decision. Mr. Meyer stated he was fine with changing the schedule. Mr. Meyer stated that ARWA had asked for additional things that he wanted feedback from the Board on. Mr. Meyer stated that the other request was to change the initial name of the permit from Hays County Public Utility Agency (HCPUA) to Alliance Regional Water Authority. Mr. Meyer stated he did not have any issue with this request. Mr. Bob Wilson stated he felt there was no reason not to make this change. Mr. Meyer stated that ARWA also requested to change the schedule for putting in the monitoring wells. Mr. Meyer stated he had replied to ARWA that he felt the Board would be interested in having the monitoring well in place before the wells went into production. Mr. Meyer stated he proposed to ARWA that the monitoring well be drilled prior to the two permitted wells. Mr. Meyer stated that ARWA agreed to this change. The Board voiced their agreement to these changes. Mr. Meyer stated after these changes were made to the permit documents, he would sign the permit. Mr. Meyer informed the Board that the Site 17 Repair Notice to Proceed was issued on 12/17/2025 and the contractor would start next week. Mr. Meyer stated that the Site 12 Rehabilitation Project Preconstruction Conference was scheduled for December 17th, 2025, with construction scheduled to start in January. Mr. Meyer stated that all the GMA-10 Districts signed the amended interlocal agreement. Mr. Meyer stated that PCCD would be working on the amended Collier Contract. Mr. Meyer gave an update on the County Line dewatering permit application and stated it was ready to be signed once Mr. Ramos let him know what date they would start dewatering. Mr. Meyer stated PCCD staff had performed site inspections. Mr. Meyer stated at Site 6 (Salazar), horses were back on the easement area and would need to be removed. Mr. Meyer informed the Board that at Site 4, the staff had to go through more than one gate to get to the dam site. Mr. Meyer stated that the staff found that the lock on the second gate had been broken off and the third gate was completely off the hinges; so PCCD had installed game cameras. Mr. Meyer stated one of the cameras had been stolen, but the second camera showed people walking, entering, and leaving the property. Tyler Farco stated some

2:17 PM

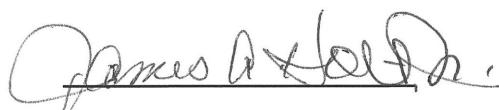
PCCD Board Meeting 12/16/2025
Page 5

one had been shooting the dam riser and the last gate had also been shot at. A discussion was held regarding what could be done about this issue.

2:37 PM President Holt requested a report from PCCD's Attorney, Bob Wilson. Mr. Wilson stated that it was becoming apparent to everyone in Texas that the solution to water supply was desalination and the sooner this occurred, the better off everyone would be as water was no longer inexpensive.

2:42 PM President Holt requested public comments. There were no public comments.

2:42 PM Mrs. Knight made a motion to adjourn. Mr. Owen provided the second and the motion to adjourn carried.



James A. Holt, President



R. Reiner
Vice-President