MEETING OF THE BOARD OF DIRECTORS
PLUM CREEK CONSERVATION DISTRICT
LOCKHART, TEXAS 78644
June 16th, 2026

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.

1:00 PM The meeting/hearing was called to order by President of the Board, James A. Holt, Jr. The following Board members were present: Tom Owen (Vice President), Lucy Knight (Secretary/Treasurer), Fred Rothert (Director), Lee Rust (Director), and Jon Mitchell (Director). Joseph Forrest and Tony Barley with NRCS were present. Greg Bouton with Southern Infrastructure Group attended via Zoom. Sue Ayers attended via Zoom. Edmond McCarthy and Feathergail Wilson attended the meeting via Zoom. PCCD staff members Daniel Meyer, Nora Lopez-Castillo, Alan Burklund, and Tyler Farco were present. Nora Lopez-Castillo transcribed the minutes.

1:00 PM Mr. Meyer administered the oath of office to Mr. Jon A. Mitchell. Mr. Mitchell then signed the oath of office.

1:00 PM President Holt requested public comments. There were no public comments. One request for public comment had been received. Comments would be made at the end of the meeting.

1:02 PM President Holt requested motions or comments regarding the minutes of the regularly scheduled meeting held on May 19th, 2026. Mrs. Knight made a motion that the minutes of the regularly scheduled meeting held on May 19th, 2026, be approved. Mr. Rust provided the second and the motion was approved unanimously.

1:02 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.

1:02 PM President Holt requested discussion of agenda item VI regarding authorizing updating signers for First Lockhart Bank accounts. Each Director was provided a copy of a letter that would be sent to First Lockhart Bank for the purpose of adding Mr. Owen as an authorized signer. Mrs. Knight made a motion that Mr. Owen be added to the account and take Mr. Reinecke off the signature card at First Lockhart Bank. Mr. Rothert provided the second and the motion was approved unanimously. Mrs. Knight signed the letter.

1:04 PM President Holt requested discussion of agenda item VII regarding a Resolution to amend authorized representatives for TexPool account. Mr. Meyer stated the purpose was to add Mr. Owen to the authorized representatives for the account. Mrs. Knight made a motion to approve the resolution to provide TexPool with PCCD's authorized signatories. Mr. Rust provided the second and the motion was approved unanimously. The resolution was signed.

1:06 PM President Holt requested discussion of agenda item VIII regarding a Resolution to update PCCD's Investment Policy. Mr. Meyer asked Mrs. Knight if she would like to cover this agenda item. Mrs. Knight stated that several months ago the Board had talked about investing in Treasury Notes, but that years ago when PCCD had adopted their Investment Policy, PCCD had purposely taken out many items because it was felt that PCCD would never be able to invest in those items. Mrs. Knight stated that given PCCD's current financial status, PCCD could now invest in those items. Mrs. Knight stated that Daniel Meyer had contacted GBRA to find out who their investment advisor was since PCCD found that going through a local broker would not work for PCCD. Mrs. Knight stated that she contacted Barry Baughier, whom GBRA recommended, and had sent Barry a copy of PCCD's Investment Policy and other documents to review. Mrs. Knight stated that Barry told her that PCCD needed to enlarge its investment policy and put back in a lot of the things that PCCD had purposely taken out. Each Director had been given a draft copy that showed the recommended changes. Mr. Meyer stated that he had also sent a copy of the policy to PCCD's auditor, who had made some minor changes, which had also been included in the draft. Mrs. Knight stated that the policy really had not changed except it would bring PCCD in compliance with what an investment advisor would need for PCCD to be able to purchase items other than Certificates of Deposits. Mrs. Knight stated that PCCD would also need to approve an Approved Broker Dealer List, which was a list that the State had approved. Mrs. Knight stated that to proceed with purchasing Treasury Notes, PCCD would need to approve the amendments to its Investment Policy and the Approved Broker List. Mrs. Knight stated that Barry was with Meeder Public Funds, and Meeder would contact an approved broker(s) and would make purchases at a better rate than PCCD could. Mr. Mitchell made a motion to approve the changes to the Investment Policy, Section 5.0, and to approve Meeder's Public Funds List (Approved Broker List). Mr. Owen provided the second and the motion was approved unanimously.

President Holt requested discussion of agenda item IX regarding a quote received from Performance Plus for the inspection of PCCD dams. Mr. Meyer stated that Performance
1:14 PM Plus was the company that PCCD had used for many years to inspect and exercise the gate valves. Mr. Meyer stated he had requested a quote from Gene Peters. Mr. Meyer stated that he had received a quote from Mr. Peters for a rate of $250 for 27 sites, for a total of $6750.00. Mrs. Knight made a motion to approve the quote. Mr. Rust provided the second and the motion was approved unanimously.

President Holt requested discussion of agenda item X regarding a request from ENF (Kyle) Technology to support a Foreign Trade Zone (FTZ) designation, which would allow ENF inventory to be exempt from local ad valorem tax and discuss if PCCD was interested in executing a payment in lieu of Tax (PILOT) agreement with ENF. Mr. Meyer explained that if ENF received the FTZ designation, PCCD would still receive taxes on ENF's building, property, and machinery, but ENF's inventory would not be taxed. Mr. Meyer suggested the following options for the Board to consider: (1) draft an unconditional support letter, similar to the City of Kyle letter, (2) do nothing/make no comments; and (3) work out a PILOT agreement with ENF. Mr. Meyer informed the Board that ENF produced/ manufactured chemicals for semiconductors. Mr. Meyer stated he had reached out to Mr.
1:15 PM Lee with ENF and asked if he would send PCCD a proposed PILOT agreement. Mr. Meyer stated that Mr. Lee sent him a document that included a formula for determining how much payment in lieu of tax PCCD could receive. Mr. Meyer explained that the formula would take the amount of ENF's inventory, divided by 100, and times that by PCCD's tax rate. Mr. Meyer stated the approximate amount of groundwater taxes would be about $500.00 (approximately $1000 for both of PCCD taxes). Mr. McCarthy stated that it would not change PCCD's ad valorem taxing power, just personal goods and inventory. Mr. McCarthy pointed out that the county (Hays) who appointed Directors to PCCD's Board and that PCCD worked with had issued a letter of uncontested support. Mr. McCarthy stated that was something the Board should consider. Mrs. Knight made a motion that PCCD send a letter of total support. Mr. Owen provided the second and the motion was approved unanimously.

President Holt requested discussion of agenda item XI regarding a report for the compliance of PCCD's Desired Future Conditions (DFCs). Mr. Meyer turned this agenda item over to Tyler. Tyler stated that this was the yearly report on the Wilcox and Carrizo aquifers. Tyler stated that the majority of PCCD's district was made up of the Wilcox aquifer.
1:23 PM Tyler presented slides that depicted the location of each PCCD monitoring well in the lower and middle Wilcox. Tyler presented slides that compared the water level drawdowns and stated that the main number that should be looked at was the difference between the actual DFC drawdown and the DFC drawdown. Tyler stated that if that number was positive, PCCD was in good condition. Tyler stated that the drawdown number for the middle Wilcox was 8.46 so PCCD was in good standing. For the Lower Wilcox, Tyler stated when looking at the numbers, the difference between the DFC drawdown and the actual draw-

down, PCCD had a really good number (14.10). Tyler stated that based on all the model numbers, the actual drawdown numbers for 2025 and the difference between the 2011-2025 numbers, some positive and some negative numbers, when the average was done, PCCD was still in good standing with its DFC. Tyler stated that in the Carrizo, PCCD only had the Alliance monitoring wells that were still in the testing phase, so PCCD was in good standing.

President Holt requested discussion of agenda item XII regarding a quote from Ash & Associates for Site 14 survey related to possible easement amendments. Mr. Meyer stated the purpose of this agenda item was to verify the survey that had been done by BGE for the landowner, The Ridge WP, and to validate the proposed easement survey. Mr. Meyer stated that the quote was $17,300 and included verifying the location of the tract that had been incorrectly recorded. Mr. Meyer gave Mr. Mitchell a short background about the incorrect easement, which was approximately 1.5 miles east of where it should have been. Mr. Meyer stated The Ridge had brought this to PCCD's attention. Mr. Meyer stated that The Ridge had proposed a release of the 100-acre tract and an amended easement with a metes and bounds. Mr. Meyer stated that the metes and bounds was based on an elevation of 4 feet higher than the dam. Mr. Meyer stated if the easement was amended, it
1:27 PM would give PCCD about 83 acres for its easement. Mr. Meyer stated that Ed McCarthy and the attorney for The Ridge were looking over the agreement. Mr. Meyer stated that Ed McCarthy had recommended that PCCD verify the location of the tracts. Mr. Meyer informed the Board that the quote had 2 options regarding #3 and #5, which was to complete any ground survey, if necessary. Mr. Meyer stated that it was possible that the work could be done in-house. Mr. Meyer stated that if ground surveying did not have to be done, the quote could be less. Mr. Meyer explained #6 of the quote and stated The Ridge had originally proposed 4 feet to the top of the elevation. Mr. Meyer stated at one of the meetings he had proposed including the FEMA floodplain for an approximate area of 5 or 6 acres since that had been left off. Mr. Meyer stated that this had been done, but the metes and bounds had not been revised, so additional work might be needed. Mrs. Knight made the motion that the quote for $17,3000 be approved for items 1 through 5 and 7. Mr. Rust provided the second and the motion was approved unanimously.

President Holt requested discussion of agenda item XIII regarding considering amending
1:35 PM Site 14's easement associated with the original easement landowner, Alex B. Kercheville (Volume 185 Page 140 of Hays County Deed of Records). Mr. Meyer informed the Board the document was not ready yet.

President Holt requested discussion of agenda item XIV regarding releasing a portion of the retention funds to Southern Infrastructure Group associated with the Site 28 Rehabilitation Project per TX Water Code § 49.276 requirement. Mr. Meyer reminded the Board that at last month's meeting the Board had released $378,572 of the retention funds to Southern Infrastructure Group (SIG). Mr. Meyer stated that after that Board meeting, he realized he had missed a text from Joseph Forrest, Site 28 Project Engineer, that stated he recommended only one-third ($202,225) of the retention be released. Mr. Meyer stated Mr. Forrest had asked him if the Board would reconsider its decision because he had additional information to share with the Board. Mr. Meyer stated after that he consulted Ed McCar-
1:35 PM thy, Jean Ann Maynard, and Mr. Holt about what to do and Mr. Holt had recommended that PCCD pay at least the one-third, bring back the remaining balance of $176,347 to consider for release and to hear the information that Mr. Forrest had about the project at the next Board meeting. Mr. Forrest informed the Board that typically the 5% withholding was withheld until the end of the project but stated that there was an option in the contract that allowed the CO to release some of that to the contractor. Mr. Forrest stated that for him releasing one-third was working with SIG with where they were with the vegetation and that the vegetation was not completely established yet. Mr. Forrest stated that approximately 36 areas were vegetated last year and approximately 45 to 50 acres were vegetated this year. Mr. Forrest stated that it was growing, but the 85% growth requirement had not been met. Mr. Forrest stated that last year's crop was getting close to the 85% range but was not there yet. Mr. Forrest pointed out that there was a potential for it to stop raining, summer was coming and if things dried out, what would happen to the vegetation, and it might

need to be irrigated in the future. Mr. Forrest stated that his recommendation was not to release the remaining retainage and per the contract it did not have to be released. Mr. Owen stated that there had been over 7 inches in the last month in this area and asked Mr. Forrest whether there was sufficient sub-moisture for the grass to be able to meet the requirement. Ed McCarthy stated that PCCD was highly susceptible to what were called flash droughts and flash floods so the benefits from the recent rains could not be relied upon as a guarantee for the future. Mr. McCarthy then asked Mr. Forrest what percentage of completion NRCS would state the revegetation was in at this point. Mr. McCarthy stated that due to NRCS's oversight and control of the project under the contracts and under the Federal law, PCCD would need to be respectful of their perspective. Mr. Forrest stated that one-third of the vegetation had met the 85% coverage and that this was all in last year's crop. Mr. Forrest stated at this point when looking at this year's crop, the vast majority had not reached 85%. Mrs. Knight asked Mr. Forrest if the vegetation was at 50% and Mr. Forrest replied "no," and then Mrs. Knight asked if it was 20% and Mr. Forrest replied "no." Recent pictures of the vegetation were shown to the Board. Mrs. Knight asked Mr. Forrest, if the rain continued, how long he thought it would take for the vegetation to reach the 85%. Mr. Forrest stated that if things happened perfectly with fertilization and rain, it might reach 85% by this time next month. Mr. Forrest informed the Board that the typical irrigation cycle was for 5 weeks, but in this case, SIG was ahead of schedule and had used the water for the first 36 acres, so they did not have any water for irrigation (unless it had been trucked in, which would have been very expensive), but SIG had been allowed to sprig (without irrigation) and had tried to time it right with the weather. Mrs. Knight asked who and how often the vegetation was looked at. Mr. Forrest stated that he and Tony Barley did that along with the contractor's Quality Control. Mrs. Knight stated it was her understanding that Mr. Forrest would need to sign off on this request. Mr. Forrest explained he would produce (sign) the NRCS-49 form that would then be sent to Mr. Meyer, but he would need to feel confident that he was doing his job before signing. Mrs. Knight stated that maybe PCCD should wait until Mr. Joseph Forrest was able to sign off before it released the additional $176,000. Mr. Rust stated that based on the new information presented by NRCS at today's meeting, he made a motion to amend last month's resolution to approve releasing only one-third of the retention and ratify the payment in the amount of $202,225. Mrs. Knight provided the second and the motion was approved unanimously. Mr. Owen encouraged Mr. Forrest to revisit the site in a month to check for progress. Greg Bouton of SIG reiterated that SIG was committed to finishing the project.

President Holt requested discussion of agenda item XV regarding Site 2 matters. Mr. Meyer stated that there was a standstill regarding a Site 2 project. Mr. Meyer stated BGE, the engineering firm that the City of Kyle had contracted with to design the Four Seasons interconnect, had been coordinating with NRCS. Mr. Meyer stated that one of the recommendations that NRCS had for the contractor who would be hired to do the work was that the dam be drained during excavation of the toe. Mr. Meyer stated this was due to houses located downstream. Mr. Meyer stated the normal pool was at 640 and below the dam the
1:56 PM excavation would be done at 625. Mr. Meyer stated if a sand seam were hit, water would come through where they were excavating and could potentially flood some of the houses. Mr. Meyer stated that some of the City Council were not in favor of draining the dam and had asked the engineers to propose alternatives. Mr. Meyer presented slides of the originally proposed routes and the alternate routes. Mr. Meyer stated that one of the alternate routes would be done using pipe bursting. Mr. Meyer briefly explained the process of pipe bursting of the existing 18-inch line to a 36-inch line. Mr. Meyer stated NRCS was reviewing this proposal.

President Holt requested discussion of agenda item XVI regarding Site 12 matters. Mr. Meyer stated that Sue Ayers was attending online. Mr. Meyer stated that agenda items
2:06 PM XVI and XVII could be discussed together. Ms. Ayers stated that if the Board wanted to discuss something specific regarding the Site 12 litigation, it would need to be discussed in an Executive Session, but if not, she would discuss with them at the next Board meeting.

2:06 PM President Holt requested discussion of agenda item XVII regarding the City of Kyle's condemnation suit regarding Site 5's easement. Ms. Sue Ayers gave a brief update on Site 5 and stated there had been no updates or changes in the design plans. Mr. Meyer stated that NRCS was reviewing some of the designs.

2:12 PM President Holt requested discussion of agenda item XVII regarding the consideration of measures to comply with 30 TAC Chapter 299, §299.15 for meeting minimum hydrologic criteria for PCCD high hazard dams. Mr. Meyer reminded the Board that they wanted him to recommend which dams to send to NRCS for rehabilitation. Mr. Meyer stated he had sent a letter to the Directors recommending that the District submit rehabilitation applications to NRCS for all PCCD high-hazard dams that were not able to pass 75% of the probable maximum flood. Mr. Meyer listed these dams as Sites 3, 4, 7, 17, 18, 24, 26, 29, 31, and 34. Mr. Meyer stated the primary reason for recommending all of them and not just one was to comply with 299.15 and to meet the obligations that PCCD had in its O&M agreements with NRCS. Mr. Meyer stated he felt this would address some of the liability questions that could come up if the applications were not submitted. Mr. Meyer stated that if PCCD submitted all the applications, it could compel NRCS to do H&H evaluations if needed. Mr. Meyer stated that some of the H&H evaluations might show that some dams would be able to pass the 75% PMF. Mr. Meyer stated some of the concerns with submitting all the applications at the same time would be: (1) financial burden on the District due to issues such as requests for campsite relocations, contractors going into default, legal aspects of getting water, requests from landowners for compensation; (2) time management concerns for staff members. Mr. Holt stated the Board should keep in mind that any time PCCD began a rehabilitation project, PCCD could potentially spend an additional 10% for incidentals. Mrs. Knight made a motion that PCCD accept the recommendation (to submit applications for all high-hazard dams). Mr. Rust provided the second and the motion was approved unanimously.

2:16 PM President Holt requested discussion of agenda item XIX regarding considering the purchase of company cell phones. Mr. Meyer presented each Director with a letter from Alan Burklund about some of the issues with using his personal phone such as Public Information Act requests that could occur. Mr. Meyer stated that Alan had gotten two quotes, one from AT&T and Verizon. Mr. Rust asked which service worked at all dam sites. Mr. Mitchell made a motion to approve the request for company phones and to choose a provider at the staff's discretion. Tyler requested protective cases for the phones, and the motion was amended to add this. Mrs. Knight provided the second and the motion was approved unanimously.

2:21 PM President Holt requested a report from the PCCD Geologist, Mr. Feathergail Wilson. Mr. Feathergail Wilson presented slides and discussed a Wilcox saline well. Mr. Wilson showed a map that illustrated the most southeastern portion of the District and its border with Gonzales County and the location of a Wilcox saline well within the area. Mr. Wilson stated that it was his understanding that County Line wanted to put together a 10,000-acre block to drill a brackish water well for desalination. Mr. Wilson stated that this well would be in the middle and lower Wilcox in an area where the Wilcox thickened rapidly. Mr. Wilson described the deltaic system and discussed the definition of brackish. Mr. Wilson showed a slide on the land area of the deltaic system that included a network of sand and sand channels and discussed specifically the area where a thickened area would be located. Mr. Wilson stated that the depth in that area could go from 700 to 800 feet to almost 2000 feet over a very short distance. Mr. Wilson stated that the District contained only a small portion of such a thickened area.

2:34 PM President Holt requested a report from the NRCS's District Conservationist. The NRCS's District Conservationist was not in attendance.

2:34 PM President Holt requested a report from the PCCD Executive Manager, Mr. Daniel Meyer. Mr. Meyer informed the Board that the hearings for GMA-10 and GMA-13 had been held. Mr. Meyer stated no oral or written comments were received for GMA-13, but 2 oral comments were received for GMA-10. Mr. Meyer stated that a Public Information Act request regarding GMA-13 had been received from David Earl, the attorney that represented Webb County, Laredo, Legacy water supply company, and maybe landowners. Mr. Meyer discussed items #3 and #4 of the request that dealt with the District records, but also the records of any of the Board members. Mr. Meyer stated that Directors might have to submit a record after PCCD notified Mr. Earl how much it would cost for PCCD to gather documents. Mr. Meyer stated PCCD had sent this information to Mr. Earl, who had 10 days to respond. Mrs. Knight asked Mr. Meyer to clarify what type of records he was referring to. Mr. Meyer stated "all communications received by any board member or sent by any board member to any other board member, any employee, officer, or advisor of the Board regarding Webb County, Legacy, Laredo, the municipal management district." Mr. Meyer informed the Board that the staff were figuring out how to pay for vehicle expenses, maintenance, and gas, whether to use the company credit card, or to get a gas card. Nora stated she had contacted Debi Hubert, who recommended it would be better to make different accounts for these costs in QuickBooks. Nora stated that it would be easier to get a gas card for this reason and for tracking purposes. Mr. Mitchell made a motion to approve a credit card for fuel expenses and to open an account with the Dodge dealership so a check could be sent for payment of services. Mrs. Knight provided the second and the motion was approved unanimously. Lastly, Mr. Meyer reminded the Board that the deadline for Cybersecurity training was August 31st.

2:43 PM President Holt requested a report from PCCD's Attorney. Mr. McCarthy stated that PCCD staff were coordinating with the other Districts in GMA-13 to identify areas where they could point Mr. Earle to so he could find the information he was seeking so that PCCD would not have to reproduce them, to try and streamline the response. Mr. McCarthy stated that yesterday Daniel had received notice from TCEQ that the Commission had made an administrative completeness determination on the 3-year temporary permit for Site 12.

2:45 PM No executive session was held.

2:45 PM President Holt requested public comments. Ms. Dani Baird addressed the Board and stated that she had more of a question than a comment. Ms. Baird stated her question was regarding DFCs, what kind of parameters they were based on, how they were taking into consideration the rapid increase in growth that was happening, etc. Ms. Baird asked if the current parameter of study as far as water monitoring was primarily with drawn down or what other monitoring programs were currently in place and if the information was available online. Ms. Baird asked how she could find this information. Mr. Meyer replied that he could discuss with her at the meeting or at another time since the DFC process would be lengthy to explain. It was agreed that Mr. Meyer would set up a date and time to meet with her.

2:46 PM Mrs. Knight made a motion to adjourn. Mr. Mitchell provided the second and the motion to adjourn passed unanimously.

James A. Holt Jr.
President

Vice-President