MEETING OF THE BOARD OF DIRECTORS
PLUM CREEK CONSERVATION DISTRICT
LOCKHART, TEXAS 78644
August 18th, 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). Matt Cullen from the City of Kyle and Shawn Ash from Ash and Associates were present. 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.

1:01 PM President Holt announced that the agenda would be adjusted and the Board would move into Executive Session.

1:35 PM President Holt called the meeting back into regular session. No action was taken on items discussed during the Executive Session.

1:35 PM President Holt requested public comments. Mr. Holt stated there was one request for public comment. Doris Steubing introduced herself to the Board. She stated she lived on Jolley Road, had 4 dry water wells in the Leona aquifer, which was a very, very shallow aquifer. Ms. Steubing stated she had been before the Board about the dewatering that had been done for sewer treatment plants, one at Misty Lane and one at Borchert Loop. Ms. Steubing stated that for about 6 months, water was pumped out of the aquifer, which severely depleted the aquifer, and that was a good reason a lot of wells had gone dry. Ms. Steubing stated she had had a new water well drilled near Clear Fork Creek, which ran through her place. Ms. Steubing stated that it (Clear Fork Creek) had been dry for about 3 years now, but before that it had never been dry in over 130 years or longer. Ms. Steubing wanted to know what steps PCCD was taking to ensure that the Leona aquifer was being preserved. Ms. Steubing stated her new well was 42 feet deep, had capped the water off at 21 feet, and she had 21 gallons per minute. Ms. Steubing stated she did not have any other source of water for her cattle. Ms. Steubing stated she had been working with Stan Gerdes' office to figure out who was in charge of all the dewatering that the sewer treatment plants had been doing. Ms. Steubing stated she wanted to know what plan PCCD had in place to prevent what was going on and she would like to see something in writing. Ms. Steubing stated that something had happened to the Leona aquifer to make all the wells go dry. Ms. Steubing stated she wanted the conservation district to put some plan into effect with regard to what was going on and how to stop it because as Stan Gerdes office had said it was PCCD's responsibility to regulate this. Ms. Steubing thanked the Board for their time. President Holt stated PCCD would look into the matter. Ms. Steubing then added that a friend had told her that it was possible that this issue started when Kinder-Morgan put in a pipeline somewhere across Clear Fork Creek. President Holt thanked Ms. Steubing for her input.

1:42 PM President Holt requested motions or comments regarding the minutes of the regularly scheduled meeting held on July 21st, 2026. Mrs. Knight made a motion that the minutes of the regularly scheduled meeting held on July 21st, 2026, be accepted as mailed out. Mr. Mitchell provided the second and the motion was approved unanimously.

1:43 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.

President Holt requested discussion of agenda item V regarding authorizing Nora Lopez-Castillo, Administrative Assistant, full access to the Texas Connect account. Mr. Meyer stated that Nora was the primary person who did the day-to-day transactions. Mr. Meyer explained that normally when a large payment needed to be made to one of the rehabilitation contractors, Nora would make the necessary transfers to cover the payment. Mrs. Knight explained that authorizing Nora full access to Texas Connect would be the same as the access she currently had for the TexPool account. Mrs. Knight made the motion to authorize Nora full access to the Texas Connect account. Mr. Rust provided the second and the motion was approved unanimously.

1:44 PM

President Holt requested discussion of agenda item VI regarding adopting a Vehicle Use Policy. Mr. Meyer reminded the Board that last month a draft vehicle use policy had been presented. Mr. Meyer stated the policy gave guidance on who, what, when, where about vehicle use Mr. Meyer stated Mr. Rust had suggestions. Mr. Rust presented 2 suggestions: (1) under the GPS section, add that it could be used for the safety of personnel when working alone; and (2) potentially adding that when possible and safe to do so, backing into parking locations for quicker response times. Mr. Rust stated for safety purposes he recommended that when routine oil changes were made that the accompanying safety report be reviewed and take the steps needed to keep the truck in good condition. Mr. Rust recommended that the reports be kept and filed. Mr. Mitchell made the motion that all Mr. Rust's comments be added to the policy and to approve the vehicle use policy once the comments had been added. Mrs. Knight provided the second and the motion was approved unanimously.

1:46 PM

PM President Holt requested discussion of agenda item VII regarding a resolution to amend PCCD's Policies to include provisions for a Vehicle Use Policy. Mr. Meyer stated that Ed McCarthy was reviewing the resolution and that Mr. McCarthy had recommended that once the Vehicle Use Policy was approved that it be incorporated into the regular PCCD policies. Mr. McCarthy stated that he did not have any additional comments regarding the draft resolution. Mr. Meyer then explained that since the draft resolution would not require any changes, it would be prepared for signature. Mrs. Knight made the motion to approve the resolution to incorporate the Vehicle Use Policy into PCCD's regular policies. Mr. Owen provided the second and the motion was approved unanimously.

1:51 PM

President Holt requested discussion of agenda item VIII regarding the review and assessment of PCCD's Drought Management Plan. Mr. Meyer turned this agenda item over to Tyler Farco. Tyler stated the average annual water level was 391.8 feet above mean sea level (AMSL). Tyler presented a slide that showed the locations and water level elevations of PCCD's monitoring wells. Tyler stated that this year the drought management plan was strictly for the Wilcox aquifer. Tyler stated it had been determined that PCCD's monitoring wells were reliable and effective in providing water levels. Tyler stated that the average decrease in well water levels from the previous year was .54 feet. Tyler compared the water level drawdowns to the yearly expected DFC water level drawdowns in the Middle Wilcox and the Lower Wilcox, and both revealed positive numbers. Tyler stated that no drought stage was in effect for the District. Tyler stated in 2022, the Board had approved the implementation of the Drought Management Plan, and at this time, PCCD staff did not recommend any changes as the plan was doing its job. Tyler presented a slide of the drought stages, drought triggers, and drought restrictions and explained that as a drought stage increased there would be more restriction of water. Tyler explained that in certain scenarios, PCCD could recommend granting exemptions and variances on a case-by-case basis.

1:58 PM

President Holt requested discussion of agenda item IX regarding Site 2 matters. Mr. Meyer reminded the Board that the City of Kyle was involved in projects to realign 2 different wastewater lines that were in portions of PCCD's easements. Mr. Meyer stated that the line in the auxiliary spillway had been reviewed and approved by NRCS. Mr. Meyer stated that an agreement had been prepared between the City of Kyle and PCCD for that line, but the City then proposed the placement of the second line, which was still being considered.

2:05 PM

Mr. Meyer stated that Ed McCarthy had recommended because the 2 projects were on the same site that they be combined into one agreement . Mr. Meyer stated he had told the City about this. Mr. Meyer stated that the City of Kyle had asked if PCCD could proceed with an agreement for just the one line. Mr. Meyer stated that the agreement was 99% ready after both Bob Wilson and the City attorney had worked on it. Mr. Meyer introduced Matt Cullen. Mr. Cullen stated he was a Project Manager for the City of Kyle. Mr. stated the City was working on upsizing the wastewater line to the point where it would not need to get any bigger because it would be up to what the treatment plan was rated for. Mr. Cullen stated the project was called the North Trails project. Mr. Cullen stated that for the other line, the Four Seasons project, NRCS had indicated because the work would be within 200 feet downstream of the toe of the dam, the City would need to drain Lake Kyle. Mr. Cullen stated the City did not want to drain the lake, were looking at options, and would come back with a final proposal. Mr. Cullen stated he was requesting to split the agreements apart so the City could move forward with construction. Mrs. Knight asked if Ed McCarthy had reviewed the agreement. Ed McCarthy stated he had not been provided with a copy of the agreement but asked if NRCS had any issues or needed to further review. Mr. Meyer explained that part of the agreement included that NRCS be satisfied (with the plan), but some of that would come out in the construction specifications. Mr. Meyer stated he would send the agreement to Ed McCarthy for review. Mr. Meyer stated that he wanted to propose that in the future an amendment be made to the agreement to add the other line. Ed McCarthy stated an amendment could be made. Mr. Meyer stated that the final agreement would be presented to the Board at a future meeting.

President Holt requested discussion of agenda item X regarding report from Ash and Associates regarding surveying work of a Site 14 proposed easement. Mr. Shawn Ash presented slides and gave a detailed explanation regarding the work that he and his staff had done over the past 3 months. Mr. Ash reminded the Board that the original Kercheville easement that had been recorded incorrectly on the wrong tract and was now part of a single 580-acre tract that was in the process of being developed. Mr. Ash stated that they had checked that the dam and the proposed development surveys to prove that they had been properly recorded. Mr. Ash stated they verified the actual elevation lines as the
2:16 PM easement described the area as being within the 548-elevation contour lines. Mr. Ash stated there had been issues with access to the site. Mr. Meyer stated that before the property was purchased for development of "The Ridge", he wanted to make sure that the proposed easement was where it should be. Mr. Ash asked Ed McCarthy, when moving forward, would it suffice to say that the easement area was contained within the 548-elevation line? Mr. McCarthy stated that NRCS historically had relied on elevation contour lines within the property description so that could be done. Mr. McCarthy added the bigger concern he had was the access issue. Mr. McCarthy stated that he and Daniel had talked about what was going to have to be accomplished for PCCD to get in and out of the easement since one of the descriptions that Mr. Ash had provided to Daniel revealed was that it was land-locked and there was no access. Mr. Ash explained that the new "corrected" easement would need to be recorded and further work needed to be done in other areas.

President Holt requested discussion of agenda item XI regarding amending Site 14's ease-
2:34 PM ment associated with the original easement landowner, Alex B. Kercheville (Volume 185 Page 140 of Hays County Deed of Records). Mr. Meyer stated this agenda item was not ready.

President Holt requested discussion of agenda item XII regarding approving the 2026-2027 Budget. Each Director had been given a copy of the proposed budget. Mr. Meyer explained that the budget contained the proposed budget, the budget worksheet which con-
2:34 PM tained all line items, and the calculations with tax rate scenarios. Mr. Meyer explained that when working on the budget the following items were considered: (1) projected expenses and year-to-date expenses and revenues, (2) last year's budget, (3) the proposed budget. Mr. Meyer stated that prior to doing the budget, PCCD had to have the certified tax rolls from both Caldwell and Hays County Appraisal Districts. Mr. Meyer stated the rolls were reviewed and signed off on. Mr. Meyer stated that the Appraisal District calculated the No-New Revenue Tax Rate and the Voter Approval Tax Rate. Mr. Meyer explained the differ-

ence between the 2 taxes. Mr. Meyer stated for the proposed budget, the Flood tax rate was 0.0148, and the Groundwater tax rate was 0.0189, which were both one notch below the Voter Approval Tax Rate of .0149 and 0.0190. Mr. Meyer discussed the tax rate scenarios and how much revenue each tax rate would bring in and the revenue difference between the no-new revenue and the voter-approval tax rate. Mr. Meyer stated using the proposed tax rates, the District would bring in approximately 4.3 million compared to the 17.4 million in expenses. Mr. Meyer stated that part of PCCD's projected revenue was 12.4 million in grants that would come from the state and federal government for rehabilitation projects. Mr. Meyer stated that Bob Wilson had made it clear that if/when PCCD signed contracts for rehabilitation projects PCCD was obligated and if/when the grant income went away, PCCD would be responsible for funding the projects. Mr. Rust asked a question regarding a "rainy day" contingency fund for PCCD to be able to operate for 2 plus months in case PCCD did not receive revenue from any source. Mrs. Knight asked if funds from account 705 could be moved to create the "rainy day" fund. Mr. Owen made a motion to approve the budget as presented. Mr. Rust provided the second and the motion was approved unanimously.

2:55 PM President Holt requested discussion of agenda item XIII regarding proposing tax rates for groundwater and flood control. Mrs. Knight made a motion to propose a tax rate of 0.0148 per $100 valuation for flood control. Mr. Owen provided the second and the motion was approved with 6 members voting aye. Mrs. Knight made a motion to propose a tax rate of 0.01890 per $100 valuation for groundwater. Mr. Rothert provided the second and the motion was approved with 6 members voting aye.

2:56 PM President Holt requested discussion of agenda item XIV regarding scheduling the date and time of public hearings for proposed tax rates for groundwater and flood control. Mr. Meyer stated the hearing would be September 9th, 2026, at 1:00 PM.

2:56 PM President Holt requested discussion of agenda item XV regarding the City of Kyle's Condemnation Suit regarding Site 5. Mr. Meyer informed the Board he had no updates.

2:56 PM President Holt requested a report from the PCCD Geologist, Mr. Feathergail Wilson. Mr. Feathergail Wilson presented slides and discussed the Wilcox aquifer. Mr. Wilson stated that the Wilcox ended just north of Lockhart and the upper Wilcox covered much of the District area. Mr. Wilson stated that the upper Wilcox had alternating areas of shales and sands and presented a slide that showed the locations of shales and sands. Mr. Wilson discussed the importance of the location of wells and proper spacing between wells.

3:05 PM President Holt requested a report from the NRCS's District Conservationist. The NRCS's District Conservationist was not in attendance.

3:05 PM President Holt requested a report from the PCCD Executive Manager, Mr. Daniel Meyer. Mr. Meyer reported that he had been contacted by an engineer who wanted to construct a building within Site 3's easement and had asked if PCCD would vacate or release the easement. Mr. Meyer showed a slide of the easement area that was being referred to. Mr. Meyer stated an easement application would need to be submitted and reviewed by NRCS. Mr. Jon Mitchell suggested the structure be shifted to the right (out of the easement). Mr. Meyer gave an update on Site 12 and stated that the contractor had problems when they were trying to build the cofferdam because it would rain which would wash it out and they would need to start over. Mr. Meyer stated that the contractor then decided to build a mini cofferdam upstream across the whole channel before receiving NRCS's approval. Mr. Meyer stated that he had been concerned about safety issues. Mr. Meyer stated the cofferdam (issue) had been worked out. Mr. Meyer stated nuclear density tests had been done to check the lifts that were being placed and would measure the dry density percentage. Mr. Meyer stated the reports showed many of the tests had failed, but the last test report was better, so hopefully the cofferdam could be put in. Mr. Meyer gave an update on Site 28 regarding the grass. Mr. Meyer stated 57 acres had been approved and paid for out of a total of 91 acres. Mr. Meyer reminded the Board that 85% Bermuda coverage was required. Mr. Meyer showed slides of the coverage which revealed there was mostly Johnson grass. Mr. Meyer stated that the Johnson grass had started to seed out,

which would create more Johnson grass. Mr. Meyer stated the contract completion date was in October. Mr. Meyer informed the Board that he had been contacted by Jim Clarno who was the manager for Lower Brushy Creek and had been the President of Texas Alliance of Watershed Sponsors (TAWS) for years. Mr. Meyer stated Mr. Clarno was quite active in the legislature. Mr. Meyer stated Mr. Clarno asked him if PCCD would be interested in a more active role and suggested that PCCD promote the budget that was being presented by the Texas State Soil and Water Conservation Board. Mrs. Knight suggested that PCCD should, through Ed McCarthy, promote the Texas State Soil and Water Conservation Board budget. Mr. McCarthy informed the Board he had also spoken with Mr. Clarno about pursuing the exempt permit to divert water to maintain dams. Mr. McCarthy stated he felt supporting TAWS was a very worthwhile effort. Mr. Meyer informed the Board that he had been contacted by Hays Development Services who had a list of questions for him to answer. Mr. Meyer stated that some answers would require feedback from the
1:02 PM Board. Mr. Meyer stated he planned to work with Ed and Feather Wilson to provide draft answers to the questions and would bring them to the Board next month. Mr. Meyer gave an update on GMA-13 and stated 43 comments had been received which could be divided into comments from the following: (1) Webb County, Senator Zaffirini, State Representatives, City of Laredo, Legacy, Killam all of whom wanted the District to reconsider the DFC for Webb County; (2) Gonzales, and (3) San Antonio Water System (SAWS) for southern Bexar county. Mr. Meyer stated he planned to evaluate the comments and would get with Ed and Feather about them. Mr. Meyer stated by next month he hoped to receive feedback from the Board before he attended the next GMA-13 meeting. Mr. Meyer discussed the comments that had been received from Gonzales and stated that many individual landowners had opposed the proposed DFC, then the Gonzales District submitted a resolution to reject the proposed DFC and had accepted the comments from the landowners. Mr. Meyer stated Gonzales had made the decision to have a moratorium on any new permit applications or amended applications. Mr. Meyer stated that Gonzales had also proposed a new rule that for the Carrizo, a one-surface acre would have an allocation of half-acre foot (water) instead of a full-acre foot. Mr. Meyer stated that Ted Boriack, who had protested the DFC , would now be representing Gonzales County Water District at GMA-13, not the General Manager. Mr. Meyer stated the southern Bexar modeling could come into play because they adjoined with Evergreen and SAWS wanted to change some of the pumping numbers. Mr. Meyer explained the process to final adoption of the DFCs on January 5th, 2027. Mr. Meyer had presented a draft letter to be sent to the Plum Creek Watershed Partnership. Mr. Meyer stated that the cybersecurity training deadline was August 31st.

President Holt requested a report from PCCD's Attorney, Edmond McCarthy. Mr. McCarthy stated during the last month he had worked on the following with PCCD staff: (1) permit applications that had come in and had made recommendations that the applicants upgrade and update the information that they had provided; (2) responded to the GMA-13 open records request from David Earle representing Webb County clients. Mr. McCarthy stated that the general manager and general counsel for Wintergarden had resigned and had been replaced and there were also 2 new Board members. Mr. McCarthy stated that
3:36 PM Gonzales County would be holding a public hearing/comment session on their new proposed rules on Saturday, September 12th, 2026, which would reduce the per-acre foot allocation by half with an objective that appeared to be to reduce the amount of water that could be sent out of the District through the various contracts with GBRA, Alliance, and other entities. Mr. McCarthy stated that TAWS had been and would continue to be supportive of PCCD's legislation. Mr. McCarthy stated since PCCD had authorized him and Mr. Meyer to support the budget request, this result in funding that the District had and would continue to benefit from going forward for rehabilitation projects. Mr. McCarthy stated he would like to briefly discuss a matter with the Board in Executive Session that would not require any action from the Board. President Holt stated that the Board would move into Executive session and then reconvene to adjourn immediately after.

Executive session for the following purposes: Govt Code 551.071 (Private consultation
3:38 PM with attorney regarding contemplated litigation) & 551.07 (Deliberation regarding real property) and other subjects allowable. As noted above, an Executive Session was held at the beginning of the meeting. At 3:38, Mr. Holt announced that the Board would go into

Executive Session to receive comments from legal representation.

3:45 PM President Holt requested public comments. There were no public comments.

3:45 PM Mr. Owen made a motion to adjourn. Mr. Rust provided the second and the motion to adjourn passed unanimously.

Vice-President

Secretary