



MEETING MINUTES

SOUTHWESTERN TRAVIS COUNTY GROUNDWATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

Regular Monthly Meeting

Thursday, March 26, 2026, at 9:30 AM

A quorum of the Southwestern Travis County Groundwater Conservation District Board of Directors held a regular monthly board meeting on Thursday, March 26, 2026, at 9:30 a.m. at the District's office at 8656 W. Highway 71, Building A, Suite 224, Austin, Texas 78735. The meeting was open to the public and a videoconference remote participation option was provided; instructions for accessing the remote videoconference were provided with the Public Notice of Meeting.

1. **Call to order, declare meeting open to the public, take roll and declare quorum status**

President Scadden called the public meeting to order at 9:30 a.m. on Thursday, March 26, 2026. Four directors were present at the meeting constituting a quorum, including President Scadden, Director Davis, Director Leva, and Director Phillips. Also present were General Manager Lane Cockrell, District Regulatory Compliance Specialist Virginia Smith, District Administrative and Hydrogeology Assistant Barbara Reyes, Cole Ruiz, District General Counsel, Lyle Williams and Alex Thompson with Bee Cave Drilling, Cindy Corkill, and Julie Joe, Travis County Assistant Attorney. The following individuals participated remotely by videoconference call: Audrey Cooper with Lloyd Gosselink, Tina Cooper with Austin Alliance Group, Danna Oakes with Cypress Ranch WCID No. 1, Joe Shafer with Bee Cave Drilling, Landon Marino, Bryan Boyd and CJ Bennett with Bullock, Bennett & Associates, Vito Trupiano with Endeavor Real Estate Group, and Michael.

2. **Announcements**

No announcements were presented under this agenda item.

3. **Public Comments**

Cindy Corkill presented public comments under this agenda item and expressed concerns regarding a planned development located along Ledgestone Terrace utilizing three Lower Trinity groundwater wells. Cindy Corkill expressed concern regarding potential impacts to Jacob's Well and other natural springs in the area caused by increased groundwater production. President Scadden reminded the Board that they may not discuss or act on this comment as this topic was not included on the Board's public meeting notice, however President Scadden requested additional information from Cindy Corkill regarding the location of the proposed wells. Cindy Corkill reported that the proposed development is located along Ledgestone Terrace. General Manager Cockrell confirmed that the permit applications connected to these three wells will receive a public hearing before the Board in April, and that interested parties may submit public comments then.

4. Consent Agenda

President Scadden requested that Item B (February 2026 Financial Report) be pulled for discussion. Director Davis moved to approve Items A and C (listed below). Motion seconded by Director Phillips. Motion carried 4 Ayes – 0 Nays – 2 Absent.

Regarding Item B, President Scadden asked about a negative total in the field equipment and supplies expense category. Tina Cooper (Austin Alliance Group) explained this was due to a refund from December 2025. General Manager Cockrell clarified the refund was for a canceled order for sign frames for District drought signage. Following discussion, President Scadden moved to approve the February 2026 financial report. Motion seconded by Director Davis. Motion carried 4 Ayes – 0 Nays – 2 Absent.

- a. **Approve Minutes of February 19, 2026 Regular Board Meeting**
- b. **Approve February 2026 Financial Report**
- c. **Approve Payment of Outstanding Invoices**

5. Discussion and Possible Action

a. Update on District Drought Stage and Conditions

General Manager Cockrell reported that the District's current drought stage is D3 Extreme Drought and presented a map reflecting drought conditions as of March 17, 2026, according to data from the U.S. Drought Monitor. Mr. Cockrell reported that 34% of the District is under severe drought (D2), and 66% of the District is under extreme drought (D3). Mr. Cockrell recommended remaining at D3 and reminded the Board that new non-exempt wells are prohibited except to address public health and safety issues, and that applications for new operating permits or to increase production under existing permits are not accepted during D3, except under the same limited circumstances.

President Scadden asked the representatives from Bee Cave Drilling whether District drought restrictions are impacting potential well owners seeking to drill new wells. Lyle Williams provided public comments on behalf of Bee Cave Drilling and reported that challenges are more commonly related to meeting the District's spacing and setback requirements on narrow waterfront properties around Lake Travis. No action was taken under this agenda item.

b. Requests for Reduced Setbacks or Spacing for Proposed New Wells

20504 Cordill Lane, Spicewood, TX 78669

Mr. Cockrell presented a request for a reduced property-line setback for a proposed exempt domestic well at 20504 Cordill Lane. Mr. Cockrell reported that the Board approved a reduced setback for this property in March 2025, but the applicant did not drill the well before the 180-day authorization expired in September 2025. Mr. Cockrell reported that the applicant reapplied for a new drilling authorization in February 2026. Mr. Cockrell presented a site plan showing the proposed well location and provided a

summary of the application and applicable requirements. District staff recommended approving a reduced property-line setback of no less than 50 feet, provided that all setbacks are maintained from potential sources of contamination and existing wells completed in the same aquifer. Mr. Cockrell noted that the plat for this property does include a requirement from Travis County for rainwater harvesting, and that the applicant does plan to install a 10,000-gallon system for outdoor irrigation use. Director Davis moved to accept the staff recommendation to approve a reduced property-line setback of no less than 50 feet, provided that all setbacks are maintained from potential sources of contamination and existing wells completed in the same aquifer. Motion seconded by Director Phillips. Motion carried 4 Ayes – 0 Nays – 2 Absent.

c. Authorization for Aquifer Testing Under Test Well General Permits During D-3 or D-4 Drought Stage

Coves WSC – 19714 Sandcastle Drive, Spicewood, TX 78669

General Manager Cockrell presented a request from Coves Water Supply Corporation for authorization to conduct a 24-hour pumping test at a rate not to exceed 15 gallons per minute (GPM) from a single Middle Trinity Aquifer test well at 19714 Sandcastle Drive to evaluate well performance in support of a proposed Texas Commission on Environmental Quality (TCEQ) public water supply well needed to meet demand in their service area. Mr. Cockrell noted that Board authorization is required under District Rule 3.5(c)(6) to conduct aquifer testing under Test Well General Permits during D3 or D4 Drought Stages. Mr. Cockrell noted nearby wells are primarily Lower Trinity and unlikely to be impacted, and recommended authorizing the requested aquifer test, provided the well is completed in the Middle Trinity Aquifer and groundwater produced during testing is used for beneficial purposes to the maximum extent feasible. Bryan Boyd provided public comments on behalf of the applicant, reporting that Coves WSC plans to use the water produced during the aquifer test to irrigate public park land. Mr. Boyd reported that Coves WSC is a small public water system and that acquiring a storage tank for water produced during testing would be cost prohibitive, and that water produced during the test would not meet TCEQ potable standards. Director Davis moved to accept the staff recommendation and authorized the requested aquifer test, provided that the well is completed in the Middle Trinity Aquifer and groundwater produced during testing is used for beneficial purposes to the maximum extent feasible. Motion seconded by Director Leva. Motion carried 4 Ayes – 0 Nays – 2 Absent.

d. Board vacancy and possible committee appointment to identify potential candidates

President Scadden reminded the Board that Director Huber submitted her resignation from the Board of Directors, effective January 16, 2026, and discussed filling the vacancy. President Scadden proposed a Board Search Committee to identify potential candidates and noted that eligible candidates must reside outside the corporate limits of the City of Bee Cave, City of Lakeway, Village of the Hills, and City of West Lake Hills, and use groundwater as a source of water supply for one or more beneficial uses at their

residence. General Manager Cockrell noted that the requirement to utilize groundwater does not require individual well ownership; eligible candidates could reside within a neighborhood served by a groundwater-based public water supply system. Following discussion, President Scaddan moved to establish a Board Search Committee consisting of Directors Davis, Phillips, and Van Ackeren to identify and evaluate potential candidates. Motion seconded by Director Davis. Motion carried 4 Ayes – 0 Nays – 2 Absent.

e. **Administrative Committee responsibilities and authority to approve expenditures and payments**

Mr. Cockrell and President Scadden requested confirmation that the Administrative Committee may approve routine, budgeted expenditures between meetings to ensure timely payment of bills and improve administrative efficiency. Mr. Cockrell recommended that the Board confirm the committee's authority to approve expenditures up to \$10,000 between meetings and require approved expenditures to be within the District's adopted budget and reported to the full Board of Directors for ratification at subsequent board meetings. Director Davis moved to confirm the Administrative Committee's authority to approve routine, budgeted expenditures up to \$10,000.00, provided that approved expenditures are reported to the Board of Directors subject to ratification. Motion seconded by Director Phillips. Motion carried 4 Ayes – 0 Nays – 2 Absent.

f. **Application for FY 2026 Texas Water Development Board (TWDB) Groundwater Research, Science, and Data Collection Grants**

President Scadden and General Manager Cockrell provided an update to the Board regarding the status of the District's TWDB Groundwater Research, Science, and Data Collection Grant application. President Scadden reported that the District submitted a grant application to TWDB in March for funding to drill two new monitoring wells with nested piezometers, and to conduct coring, geophysical logging, water-quality sampling, aquifer testing, and lithologic and geochemical analyses. President Scadden reported that TWDB expects to select grant recipients in May 2026, and that funded projects must be completed by May 2028. Mr. Cockrell reported that the District requested approximately \$275,000.00, with a total project budget of about \$304,000. The difference in these values represents the budgeted in-kind contribution of District staff labor. No action was taken under this agenda item.

g. **Groundwater Management Area 9 (GMA 9) Joint Planning Process, including proposed Desired Future Conditions (DFCs), potential non-relevant aquifer designations, and other considerations under §36.108, Texas Water Code**

General Manager Cockrell provided an update to the Board regarding the current round of joint planning at GMA 9. Mr. Cockrell reminded the Board that they approved proposed desired future conditions (DFCs) based on Scenario 6 average drawdown and proposed non-relevant aquifer designations at their February meeting. Mr. Cockrell reported that

the GMA 9 member districts plan to vote on proposed DFCs on March 31, 2026. Mr. Cockrell reported that a 90-day public comment period will begin after GMA 9 has formally proposed DFCs for relevant aquifers, during which all the member districts must hold public hearings on the proposed DFCs. At the close of the public comment period, member districts must prepare and submit summary reports of public comments for the GMA 9 committee to review and consider before adopting final DFCs by January 25, 2027.

Mr. Cockrell noted challenges in assessing compliance with current DFCs, which are based on 2008 conditions, well before the District began monitoring aquifer levels. Mr. Cockrell reported that he obtained the modeled 2008 Trinity Aquifer levels for comparison to current data and potential use as an alternative methodology for assessing DFC compliance. No action was taken under this agenda item.

h. Update on Interlocal Cooperation Agreement with Travis County

General Manager Cockrell provided an update to the Board regarding the fiscal year 2026 Interlocal Cooperation Agreement with Travis County and reported that the District's first and second invoices under the agreement, which cover qualifying expenses through February 2026, have been approved and paid. Mr. Cockrell reported that he is scheduled to present an update to the Travis County Commissioners Court on March 31, 2026 regarding the District's ongoing regulatory and groundwater monitoring activities. No action was taken under this agenda item.

i. Update on Clancy Utility Holdings, LLC Contested Case Hearing

Mr. Cockrell provided an update to the Board regarding the status of the Clancy Utility Holdings, LLC contested case matter at the State Office of Administrative Hearings. Mr. Cockrell reported that the case remains abated until further notice, as Clancy Utility Holdings, LLC continues efforts to secure water service from West Travis County PUA. Cole Ruiz, District General Counsel, confirmed that the case remains abated as Clancy Utility Holdings and the protestants work through a potential resolution. Landon Marino provided public comments under this agenda item and reported that Clancy's project (Mirasol Springs) is on the agenda for the next West Travis County PUA meeting. No action was taken under this agenda item.

6. Board Committee Reports

a. Finance

No action was taken under this agenda item.

b. Legislative

Cole Ruiz reported that the next legislative session is expected to be focused on water issues, as the Texas Legislature scrutinizes how groundwater export projects are regulated by groundwater districts. General Manager Cockrell suggested that the Board

begin identifying its legislative priorities soon for next session to allow time to prepare accordingly. No action was taken under this agenda item.

President Scadden adjourned the open meeting at 10:48 a.m. for a temporary break. President Scadden reconvened the open meeting at 10:53 a.m. A quorum of four directors remained present, including President Scadden, Director Davis, Director Leva, and Director Phillips.

c. Science

Director Phillips presented water level and springflow data he collected from wells and springs in the Pedernales Canyon Ranch and Lick Creek Ranch neighborhoods. President Scadden requested that District staff prepare a summary of current aquifer conditions and water-level trends in the District. No action was taken under this agenda item.

d. Outreach

General Manager Cockrell reported that he was interviewed by a reporter with the Community Impact newspaper regarding drought in Travis County and its impact on lake levels and groundwater. Mr. Cockrell reported that he will distribute a copy of the article to the Board once it is published. President Scadden reported that he was interviewed by staff at the Barton Springs-Edwards Aquifer Conservation District about his home rainwater system for an upcoming newsletter article on rainwater harvesting. President Scadden also reported that the District is co-hosting an Introduction to Rainwater Harvesting event with the Barton Springs-Edwards Aquifer Conservation District and Hays Trinity GCD on April 28, 2026 at 1:00 PM. Mr. Cockrell also reported that Central Texas GCD plans to hold a public meeting on April 7, 2026 in Spicewood to discuss the results of their Trinity Aquifer study in Burnet County. No action was taken under this agenda item.

e. Rules

No action was taken under this agenda item.

f. Administrative

No action was taken under this agenda item.

7. General Manager's Report

a. Permit Applications and Well Registrations

General Manager Cockrell presented a summary of permit applications and well registrations received by the District in February 2026. Mr. Cockrell reported that three new well registrations, twenty-one new well drilling authorization applications, five new operating permit applications, one new general permit application, and six long-term water utility service connections were submitted to the District in February 2026. Mr. Cockrell reported that the significant increase in submitted drilling authorization applications was mostly due to applicants rushing to submit applications before the

District declared D3 drought at its February meeting (new non-exempt wells are prohibited under D3). Mr. Cockrell noted that reported production for fiscal year 2026 to date totals approximately 231.1 acre-feet (75.3 million gallons). Mr. Cockrell also provided a summary of operating permit applications currently under review by District Staff and pending administrative completeness. Mr. Cockrell reported that three operating permit applications for OP III ATX Ledgestone I, L.P., OP III ATX Ledgestone II, L.P., and OP III ATX Ledgestone I TH, L.P. are administratively complete and that the District has 60 days to schedule a permit hearing on those applications. No action was taken under this agenda item.

b. Groundwater Science and Monitoring Program

General Manager Cockrell presented an overview of the District's monitoring wells and recent water-level data from selected sites. Mr. Cockrell reported minor monthly fluctuations in most of the District's monitoring wells, except for the Archangel Lower Trinity irrigation well, which decreased 41.6 feet over the last month as the school began pumping the well for irrigation. No action was taken under this agenda item.

c. Public Outreach and Education

Barbara Reyes provided a presentation to the Board regarding the results of the District's participation in the Texas Well Owner Network's (TWON) "Well Informed" outreach program. Barbara reported that a total of fourteen well owners in the District submitted samples for testing, and she attended the March 5, 2026 TWON presentation in Wimberly. Barbara reported that all fourteen water samples were submitted to the Texas A&M AgriLife Extension's laboratory for testing, and that results were provided to each well owner for review. Barbara provided a summary of the testing results for the water samples collected, including the average pH, TDS, Nitrates, and more. Barbara also provided an update on the District's social media pages and outreach numbers. No action was taken under this agenda item.

d. Other Informational Items of Board Interest

General Manager Cockrell reported that the next GMA 9 joint planning meeting is scheduled for March 31, 2026, at the Cow Creek GCD offices in Boerne, Texas. Mr. Cockrell reported that the next Lower Colorado River Regional Water Planning Group meeting is scheduled for June 24, 2026 at the LCRA Service Center in Austin. No action was taken under this agenda item.

8. Future Board Meetings and Agenda Items

a. Regular April Meeting

President Scadden reported that the next regular board meeting will be held on Thursday, April 16, 2026, at 9:30 a.m. at the District's office.

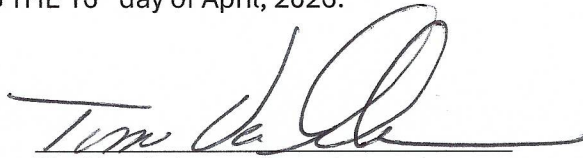
b. Permit Hearings

President Scadden reported that the Board will conduct a permit hearing on the three administratively complete applications submitted by OP III ATX Ledgestone on April 22, 2026 at 6:00 p.m. President Scadden also raised the possibility of reserving the Bee Cave City Council chambers for the public hearing to accommodate any members of the public that would like to attend. Vito Trupiano provided public comments on behalf of the applicant under this agenda item regarding coordinating the scheduling of the permit hearing and issuing notice.

9. **Adjournment**

Director Phillips moved to adjourn the open meeting at 12:08 p.m. Motion seconded by Director Leva. Motion carried 4 Ayes – 0 Nays – 2 Absent.

PASSED, APPROVED, AND ADOPTED THIS THE 16th day of April, 2026.



Tim Van Ackeren, Secretary