



MEETING MINUTES

SOUTHWESTERN TRAVIS COUNTY GROUNDWATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

Regular Monthly Meeting

Thursday, August 27, 2026, at 9:30 AM

A quorum of the Southwestern Travis County Groundwater Conservation District Board of Directors held a regular monthly meeting on Thursday, August 27, 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 participation option was provided. Instructions for accessing the videoconference were included in 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 9:31 a.m. Five directors were present, constituting a quorum, including President Scadden and Directors Davis, Leva, Phillips, and Urie.

Also present were General Manager Lane Cockrell; Regulatory Compliance Specialist Virginia Smith; Administrative and Hydrogeology Assistant Barbara Reyes; General Counsel Stephen Malish; Lyle Williams and Joe Shafer with Bee Cave Drilling; Rebecca Smyth with Travis County; and David Barber, Jonathan Grammer, and Sajag Patel with the Reimers Peacock Sports Complex.

The following individuals participated remotely by videoconference: Audrey Cooper and Ty Embrey with Lloyd Gosselink; Danna Oakes with Cypress Ranch WCID No. 1; Michael Miller; Kim Jones with Austin Alliance Group; and Julie Ferguson.

2. **Announcements**

No announcements were presented under this agenda item.

3. **Public Comments**

David Barber presented public comments regarding recent groundwater alerts issued by Cypress Ranch WCID No. 1. Mr. Barber expressed concerns that new developments along Reimers Ranch Road could further stress groundwater resources in the West Cypress Hills area. He asked whether Cypress Ranch WCID No. 1 or Lake Travis ISD had contacted the District regarding potential new groundwater wells to serve a new high school in the area. General Manager Cockrell reported that he would follow up with Mr. Barber after the meeting to address his questions.

4. **Consent Agenda**

Director Davis moved to approve all items on the consent agenda (listed below). Motion seconded by Director Phillips. Motion carried 5 Ayes – 0 Nays.

- a. **Approve Minutes of July 16, 2026 Special Board Meeting**
- b. **Approve July 2026 Financial Report**
- c. **Approve Payment of Outstanding Invoices**

5. **Discussion and Possible Action**

a. **Requests for Reduced Setbacks or Spacing for Proposed New Wells**

General Manager Cockrell presented two requests for reduced setbacks for the Board's consideration.

6106 End of the Trail

Mr. Cockrell presented a request for a reduced property-line setback for a proposed exempt domestic well for residential landscape irrigation at 6106 End of the Trail. He presented a site plan showing the proposed well location and summarized the application and applicable requirements.

Mr. Cockrell reported that the District's standard setback for a well of this capacity is 100 feet from all surrounding property lines. However, septic components on the tract constrain potential well sites, and the applicant wishes to preserve, if possible, the property's tree coverage. District staff recommended approving a reduced setback of no less than 50 feet from all surrounding property lines, provided all required setbacks are maintained from potential sources of contamination and registered wells completed in the same aquifer.

Julie Ferguson, the applicant, provided public comments. Ms. Ferguson reported that she had worked with Bee Cave Drilling to identify a potential well site but that the primary challenge was finding a location that would not disturb the property's approximately 100-year-old historic oak trees.

Director Davis moved to approve a reduced setback of no less than 50 feet from all surrounding property lines, as recommended by District staff, provided all required setbacks are maintained from potential sources of contamination and registered wells completed in the same aquifer. Director Urie seconded the motion. Motion carried, 5 Ayes – 0 Nays.

11403 Antler Bend Road

Mr. Cockrell presented a request for a reduced property-line setback for a proposed exempt domestic well for indoor and outdoor residential use at 11403 Antler Bend Road. He presented a site plan showing the proposed well location and summarized the application and applicable requirements.

Mr. Cockrell reported that the proposed Lower Trinity well would replace an existing Middle Trinity groundwater well on the property that had run dry and would be plugged. District staff recommended approving a reduced setback of no less than 50 feet from surrounding property lines, provided all required setbacks are maintained from potential sources of contamination and registered wells completed in the same aquifer.

Mr. Cockrell noted that District staff had identified a well on a neighboring property that was not registered with the District and that staff could not determine the aquifer in which the neighboring well was completed. He reported that the District Rules typically require a 100-foot setback from registered wells completed in the same aquifer.

Lyle Williams with Bee Cave Drilling provided public comments on behalf of the applicant. Mr. Williams reported that Bee Cave Drilling had no records indicating the completion interval of the existing neighboring well but that, based on historical aquifer conditions in the area, the well was likely completed in the overlying Middle Trinity.

Rebecca Smyth with Travis County provided public comments and asked whether the applicant was within West Travis County Public Utility Agency's service area and, if so, why the applicant could not connect to the public water system. Mr. Cockrell reported that the applicant was within the utility's service area but that no service line was located along the road to serve the property.

Director Davis moved to approve a reduced setback of no less than 50 feet from all surrounding property lines, as recommended by District staff, provided all required setbacks are maintained from potential sources of contamination and registered wells completed in the same aquifer. Director Leva seconded the motion. Motion carried, 5 Ayes – 0 Nays.

b. Update on District Drought Stage and Conditions

General Manager Cockrell reported that the District's current declared drought stage was D1 Moderate Drought. He presented a map reflecting drought conditions as of August 20, 2026, according to the U.S. Drought Monitor. Mr. Cockrell reported that 67% of the District was under moderate drought (D1) and the remaining 33% was abnormally dry (D0). He reported that drought conditions had intensified over the preceding few weeks and that District staff recommended maintaining the D1 Moderate Drought stage.

Director Davis reported that drought conditions remained severe in far western Travis County and that water levels in the Pedernales River had dropped significantly. President Scadden expressed concern that the general public may have difficulty understanding the severity of current drought conditions when lake levels remain relatively high.

Danna Oakes provided public comments on behalf of Cypress Ranch WCID No. 1. Ms. Oakes reported that conditions in the WCID's area were very dry and that the WCID had implemented its own drought restrictions in addition to the District's restrictions because of stress on its groundwater wells.

Joe Shafer with Bee Cave Drilling provided public comments and asked whether the Trinity Aquifer has recharge zones in Travis County. Mr. Cockrell reported that the geologic units comprising the Middle and Lower Trinity are exposed on the western side of the District, which can facilitate recharge in those areas.

No action was taken under this agenda item.

c. Financial Audit Results for Fiscal Year 2025 and Acceptance of Final Audit Report

General Manager Cockrell presented the results of the fiscal year 2025 financial audit conducted by Montemayor Britton Bender Carey, P.C. Mr. Cockrell reported that the auditor concluded that the District's financial statements presented fairly, in all material respects, the financial position of the District's governmental activities and general fund as of September 30, 2025, in accordance with generally accepted accounting principles. He provided the Board with a copy of the full audit report for review and consideration.

Mr. Cockrell reported that the District's net position decreased by \$49,043.00 during fiscal year 2025 and that total assets were \$337,336.00 as of September 30, 2025.

Kim Jones with Austin Alliance Group reported that coordination with the District's auditor went well. She noted that the only significant bookkeeping change was the inclusion of the State Office of Administrative Hearings ("SOAH") escrow account in the District's financial statements to accurately reflect the account in QuickBooks.

President Scadden thanked Pete Golde and Ms. Jones for their work on the District's bookkeeping.

Director Phillips moved to accept the fiscal year 2025 Independent Auditor's Report prepared by Montemayor Britton Bender Carey, P.C. Motion seconded by Director Leva. Motion carried 5 Ayes – 0 Nays.

d. Preliminary Draft Budget for Fiscal Year 2027

President Scadden reported that the Board would conduct a public hearing at the September regular board meeting to receive public comments on the final draft budget for fiscal year 2027 and accompanying fee schedules.

General Manager Cockrell presented the preliminary draft budget for fiscal year 2027 and discussed the new line-item categories. Mr. Cockrell reported that new line items had been added to account for the District's Texas Water Development Board ("TWDB") Groundwater Science and Data Collection Grant and to track related funding and expenses. He also reported that the draft budget included a 7% increase in personnel expenses, as recommended by the Board Finance Committee.

Director Davis requested additional information regarding the proposed use of TWDB grant funds. Mr. Cockrell reported that the funds would be used to drill new monitoring wells; conduct additional geochemical analysis and coring; and install monitoring equipment.

President Scadden asked questions regarding the revenue line items for production authorization application fees for operating permits and general permits, including the

anticipated increase in those revenues. Mr. Cockrell reported that a number of existing wells within the District had not yet applied for permits required under the District Rules. He reported that staff anticipated conducting an outreach campaign to contact those well owners and encourage them to submit permit applications to come into compliance with the District Rules. Mr. Cockrell reported that expanding the District's regulatory permitting program would help address previous budget deficits.

No action was taken under this agenda item.

e. Request for Qualifications (RFQ) for Financial Auditing Services

General Manager Cockrell reported that, following completion of the District's fiscal year 2025 financial audit, the District needed to procure professional auditing services for the fiscal year 2026 audit. He reported that the District's engagement with Montemayor Britton Bender Carey, P.C., was limited to one fiscal year and that the District did not currently have an auditor engaged for the next fiscal year.

Mr. Cockrell presented a draft Request for Qualifications ("RFQ") for financial auditing services to solicit proposals from qualified and interested firms in accordance with applicable statutory requirements. President Scadden requested that the RFQ specify that the engagement would be for one year, with an option to renew if the District is satisfied with the professional services provided.

Mr. Cockrell reported that he planned to issue the RFQ on September 1, 2026, with responses due by September 30, 2026.

No action was taken under this agenda item.

f. District Priorities for 90th Legislative Session

No action was taken under this agenda item.

g. Update on Board vacancy

General Manager Cockrell reported that the District had received four completed Expression of Interest forms from individuals interested in serving on the Board of Directors: Jonathan Grammer, Holland Van Ackeren, Christopher Felder, and David Barber. He reported that District staff and the Board Search Committee were working to schedule interviews with each interested individual and planned to report back to the full Board at a future meeting with recommendations.

David Barber provided public comments and introduced himself to the Board as a resident of West Cypress Hills. Jonathan Grammer provided public comments and introduced himself to the Board as a resident of Pedernales Canyon.

No action was taken under this agenda item.

h. Update on Interlocal Cooperation Agreement with Travis County

General Manager Cockrell presented an update on the status of the fiscal year 2026 Interlocal Cooperation Agreement with Travis County and the remaining funding allocations. Mr. Cockrell reported that District staff, in coordination with Austin Alliance

Group, had prepared and submitted a seventh invoice for eligible expenses incurred in July 2026. He also reported that Travis County's fiscal year 2027 budgeting process was underway and would include negotiations regarding the next interlocal cooperation agreement with Travis County.

Rebecca Smyth provided public comments and reported that the current interlocal agreement was valid for five years and did not require additional approval from the Travis County Commissioners Court during that term.

No action was taken under this agenda item.

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

General Manager Cockrell reported that the Clancy Utility Holdings, LLC contested case matter at the State Office of Administrative Hearings ("SOAH") remained abated while the parties continued settlement negotiations. Mr. Cockrell reported that, at its July 2026 meeting, the West Travis County Public Utility Agency Board had approved the alignment and overall cost participation for the proposed Hamilton Pool Road Waterline, which would serve Peacock, Lake Travis ISD, and the Mirasol development. Mr. Cockrell also reported that Clancy Utility Holdings, LLC had indicated that it might request temporary production authorization for construction and dust suppression purposes in the future as part of the development.

No action was taken under this agenda item.

6. **Board Committee Reports**

a. **Finance and Administrative**

No action was taken under this agenda item.

b. **Legislative**

Ty Embrey reported that data centers had become a significant focus of the Texas Legislature for the next legislative session, particularly regarding water use. Mr. Embrey reported that the Senate Water, Agriculture, and Rural Affairs Committee had scheduled an interim hearing on data centers for September 1, 2026. Mr. Embrey also reported that there had been increased efforts to form new groundwater districts in counties and areas of the state that do not currently have a district, either by creating new districts or annexing unincorporated territory into existing districts.

No action was taken under this agenda item.

c. **Science**

Director Phillips reported that he continued to collect weekly springflow measurements and water-level measurements from Middle Trinity and Lower Trinity wells. He reported that Middle Trinity wells near the lake had shown some recharge following recent rain events, while Lower Trinity wells farther from the lake had continued to decline.

No action was taken under this agenda item.

d. Rules

General Manager Cockrell reported that he had consulted with the District's general counsel and confirmed that the Board would need to amend the District Rules if it wished to change the methodology used to determine the drought stage declared within the Hamilton Pool Management Zone.

No action was taken under this agenda item.

e. Search

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 July 2026. Mr. Cockrell reported that the District received ten new well registrations, one application to plug or cap an existing well, and one long-term water utility service connection in July. Mr. Cockrell also reported that FY 2026 groundwater production to date by reporting permittees totaled approximately 452.5 acre-feet (147.5 million gallons).

No action was taken under this agenda item.

b. Groundwater Science and Monitoring Program

General Manager Cockrell presented recent water-level monitoring data from the District's monitoring network.

No action was taken under this agenda item.

c. Public Outreach and Education

General Manager Cockrell reported that the District's website received 1,355 unique visitors in July.

No action was taken under this agenda item.

d. Other Informational Items of Board Interest

General Manager Cockrell reported that staff attended the TCEQ Public Drinking Water Conference in Austin on August 4 and 5. Mr. Cockrell reported that the next GMA 9 joint planning meeting was scheduled for September 29, 2026, at 10:00 a.m. at the Cow Creek GCD offices. Mr. Cockrell also reported that the Texas State Library and Archives Commission would host records management training for local governments, including an Introduction to Records Management session on September 30, 2026. He further reported that staff would attend the upcoming Texas Groundwater Summit hosted by the Texas Alliance of Groundwater Districts.

No action was taken under this agenda item.

8. Future Board Meetings and Agenda Items

a. Regular July Meeting

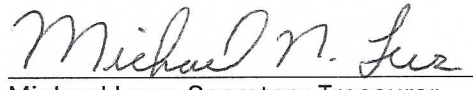
President Scadden reported that the next regular board meeting will be held on Thursday, September 17, 2026, at 9:30 a.m. at the District's office.

President Scadden also reported that the Board would conduct a permit hearing on the William C. Morgan (Lake Travis Christian Academy) application at that meeting.

9. Adjournment

Director Davis moved to adjourn the open meeting at 11:17 a.m. Motion seconded by Director Urie. Motion carried 5 Ayes – 0 Nays.

PASSED, APPROVED, AND ADOPTED THIS THE 27th day of September, 2026.


Michael Leva, Secretary-Treasurer