



BOARD MEETING MINUTES

SOUTHWESTERN TRAVIS COUNTY GROUNDWATER CONSERVATION DISTRICT

Thursday, March 30, 2023, at 6:00 p.m.

A quorum of the Southwestern Travis County Groundwater Conservation District Board of Directors held a special called joint meeting with the Hays Trinity Groundwater Conservation District Board of Directors on Thursday, March 30, 2023 at 6:00 p.m. at Sunset Canyon Baptist Church, Multi-purpose Room in the Family Life Center Building, 4000 US-290 West, Dripping Springs, Texas 78620. 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** – Linda Kaye Rogers, President of the Hays Trinity Groundwater Conservation District (“Hays Trinity GCD”) Board of Directors, called the joint public meeting to order at 6:13 p.m. on Thursday, March 30, 2023. President Rogers called the roll for the Hays Trinity GCD Board of Directors and reported that a quorum was present, including President Linda Kaye Rogers, Director Doc Jones, Director Carlos Torres-Verdín, Director Bruce Moulton, and Director David Smith. President Scadden asked the Southwestern Travis County GCD Board of Directors who were present to introduce themselves and declared that a quorum was present, including President Scadden, Director Urie, Director Davis, Director Van Ackeren, and Director Hunt. Also present were Charlie Flatten, General Manager for Hays Trinity GCD, Laura Thomas, Assistant General Manager for Hays Trinity GCD, Lane Cockrell, General Manager for Southwestern Travis County GCD, Jim Truitt, CJ Bennet, and Philip Bullock, P.G. with Mirasol Capital, Lew Adams, Aaron Sanchez, Leslie Valentine, Christy Muse, Karen Heaton, and other members of the public. The following individuals participated remotely by videoconference call: Southwestern Travis County GCD Director Juli Hennings, Travis County Commissioner Ann Howard, Lindsey Sydow, Jody Askins, Darren Proppe, Lyn Clancy, Doug Wierman, David Boyd, Robin Gary, Scott Dunaway, Michael Markowski, and Vicky Kennedy.
- 2. Public Comments** – Jim Truitt with Mirasol Capital provided a presentation to the boards regarding the Mirasol Springs Development. Jim Truitt presented maps and development plans for the Mirasol Springs Development. Jim Truitt reported that roughly 1,000 acres of the Mirasol Springs Development will be dedicated to conservation. Jim Truitt reported that the planned primary source of water for the Mirasol Springs Development will be Pedernales River water authorized by the Lower Colorado River Authority (“LCRA”). Philip Bullock, P.G. with Mirasol Capital presented public comments and provided additional hydrogeologic information to the boards regarding the Mirasol Springs Development.

Lew Adams provided public comments to the boards and provided a presentation regarding the Pedernales River and Roy Creek Canyon. Lew Adams provided public comments regarding the importance of preserving and protecting Roy Creek Canyon. Aaron Sanchez provided public comments to the boards regarding preserving Roy Creek Canyon and reported that he is a student from Austin Community College. President Linda Rogers read aloud written public comments submitted to the boards from Jason Hurst regarding the importance of Roy Creek Canyon. Leslie Valentine provided public comments to the boards regarding the importance of preserving the Roy



Creek Canyon and Pedernales River. Christy Muse provided public comments to the boards and thanked the boards and district staff for their hard work. Karen Heaton provided public comments to the Board and reported that she owns the property directly across from the proposed Mirasol Springs Development. Karen Heaton reported that she and other landowners are concerned about the environmental impacts associated with the Clancy Utility Holdings, LLC permit application.

- 3. Receive and discuss INTERA presentation regarding evaluations of potential impacts of proposed groundwater production from Clancy Utility Holdings, LLC (a.k.a. Mirasol Springs development) permit application** – President Linda Rogers reminded the public that this agenda item is only for the boards to receive INTERA’s presentation, and that no formal action will be taken on the permit applications at this time. President Scadden provided background information regarding the agreement between the two districts to engage a consultant to evaluate potential impacts related to the respective permit applications submitted to each district . President Scadden reported that, after INTERA presented preliminary results at the Southwestern Travis County GCD Regular Board Meeting in February, the districts approved a change order for INTERA to evaluate potential impacts under various drought conditions. President Scadden stated that each district will use the final results of INTERA’s evaluations to make independent permitting decisions within the framework of their respective rules.

Wade Oliver, P.G. with INTERA provided a presentation to the boards regarding the results of INTERA’s evaluations of the potential impacts associated with Clancy Utility Holdings, LLC’s permit applications. Wade Oliver presented a map of the proposed Mirasol Springs Development showing proposed groundwater well sites, and maps and figures showing the geology and hydrogeology of the study area. Wade Oliver reported that INTERA’s model is a steady-state model, and described model boundaries, structure, hydraulic parameters, and other data input. Wade Oliver reported that during average rainfall conditions, modeled water-level impacts from the proposed Mirasol pumping wells reach a maximum of 3.5 feet of additional drawdown. Wade Oliver noted that water-level impacts will likely be greater at the wellheads than those shown in the drawdown map because the mapped drawdown values represent an average over the area of each model grid cell, which measure 1/8 mile by 1/8 mile. Wade Oliver presented a table showing modeled baseline flow and impacts of the proposed production on different springs and seeps in the study area during average rainfall conditions. INTERA’s model results indicate a total reduction in flow of 2.7 acre feet per year (“afy”) to Hamilton Springs, 20.4 afy to Roy Creek Springs, 30 afy to Pedernales River Seeps, 14.7 afy to other seeps and springs in the study area, and 17.2 afy to regional groundwater flow under average rainfall conditions. This represents a 2.9% reduction in flow to Hamilton Springs, an 8.4% reduction in flow to the Roy Creek Springs, a 2.5% reduction in flow to Pedernales River Seeps, and a 2.8% reduction in flow to other seeps and springs in the study area. Wade Oliver reported that INTERA also conducted five additional model scenarios, applying recharge of 80%, 60%, 40%, 20%, and 0% of the average recharge to reflect various drought scenarios. Wade Oliver presented graphs showing modeled baseline flow and impacts for Hamilton Springs, Roy Creek Springs, Pedernales River Seeps, and other springs and seeps in the study area under each recharge scenario. Wade Oliver reported that under the most extreme drought conditions modeled by INTERA (0% recharge), baseline Roy Creek Spring flows would be reduced by 100%. President Linda Rogers asked Wade Oliver how Clancy Utility Holdings, LLC’s proposed groundwater production will impact nearby existing wells according

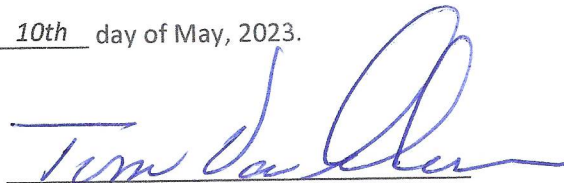


to INTERA's model. Wade Oliver responded that drought conditions would exacerbate any impacts associated with Mirasol's proposed groundwater production, but INTERA's model suggests that water levels at nearby wells are expected to be reduced by approximately 2 to 3.5 feet under average rainfall conditions. Wade Oliver responded to questions from the public regarding INTERA's model and evaluations. President Linda Rogers reported that districts are required to consider the desired future conditions ("DFCs") adopted for each aquifer within the district, and asked Wade Oliver how the proposed production by Clancy Utility Holdings, LLC might impact each district's DFCs. Jim Truitt requested that representatives of Mirasol Capital be given an opportunity to meet with district staff and INTERA to provide additional information and answer any questions they may have. President Scadden thanked INTERA for their work and presentation.

4. **Adjourn** – A motion was made by Director David Smith to adjourn the Hays Trinity GCD Board meeting at 7:56 p.m. Motion seconded by Director Bruce Moulton. Motion carried 5 Ayes – 0 Nays – 0 Absent.

A motion was made by Director Davis to adjourn the Southwestern Travis County GCD Board meeting at 7:57 p.m. Motion seconded by Director Urie. Motion carried 5 Ayes – 0 Nays – 2 Absent.

PASSED, APPROVED, AND ADOPTED THIS THE 10th day of May, 2023.


Tim Van Ackeren, Secretary