MEETING MINUTES

SOUTHWESTERN TRAVIS COUNTY GROUNDWATER CONSERVATION DISTRICT
BOARD OF DIRECTORS

Special Meeting

Friday, May 8, 2026, at 9:30 AM

A quorum of the Southwestern Travis County Groundwater Conservation District Board of Directors held a special board meeting on Friday, May 8, 2026, at 9:30 a.m. at the District office at 8656 W. Highway 71, Building A, Suite 224, Ausitn, 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 Friday, May 8, 2026. Six directors were present at the meeting constituting a quorum, including President Scadden, Director Davis, Director Leva, Director Phillips, Director Urie, and Director Van Ackeren. Also present were General Manager Lane Cockrell, District Regulatory Compliance Specialist Virginia Smith, District Administrative and Hydrogeology Assistant Barbara Reyes, District General Counsel Cole Ruiz and with Lloyd Gosselink, Casey Cooper with Terrill & Waldrop, Vito Trupiano, Kaveh Khorzad, Chris Wilson with Bee Cave Drilling, Michael Ashby, Gil Yetter, Pam Spencer, Alex Bonetti, Tana Wiest, and Kannika Martinez. The following individuals participated remotely by videoconference call: Alexander Thompson with Bee Cave Drilling, and Michael Smith.

2. **Announcements**
   President Scadden stated that he and Director Van Ackeren attended the Introduction to Rainwater Harvesting event held on April 28, 2026, and thanked District staff for their contributions.

3. **Public Comments**
   No public comments were presented under this agenda item.

4. **Continued Consolidated Public Hearing on Applications for Operating Permit**
   President Scadden reminded those in attendance that the consolidated public hearing on the three Ledgestone operating permit applications listed below was opened on April 22, 2026. Following testimony from the applicants and General Manager Cockrell and receipt of public comments, the hearing was continued to allow staff and the applicants additional time to discuss proposed special permit conditions.

   a. **OP III ATX Ledgestone II, LP** – Request for authorization to withdraw up to 2.81 million gallons (8.62 acre-feet) per year from a well located at 8921 W. U.S. Hwy 290, Austin, TX

78736 (Longitude: -97.921444; Latitude: 30.229222), for landscape irrigation at the same property.

b. **OP III ATX Ledgestone I, LP –** Request for authorization to withdraw up to 2.98 million gallons (9.15 acre-feet) per year from a well located at 9021 W. U.S. Hwy 290, Austin, TX 78736 (Longitude: -97.923969; Latitude: 30.228822), for landscape irrigation at the same property.

c. **OP III ATX Ledgestone I TH, LP –** Request for authorization to withdraw up to 2.64 million gallons (8.10 acre-feet) per year from a well located at 9021 W. U.S. Hwy 290, Austin, TX 78736 (Longitude: -97.926781; Latitude: 30.228147), for landscape irrigation at the same property.

President Scadden reconvened the continued public hearing at 9:37 a.m.

President Scadden swore in General Manager Cockrell, Casey Cooper, Vito Trupiano, and Kaveh Khorzad to present testimony.

General Manager Cockrell presented a summary of written public comments received regarding the applications, addressed common questions and concerns raised by commenters, and provided testimony regarding staff's evaluations, findings, recommendations, and revised draft permits.

Casey Cooper presented testimony on behalf of the applicants and stated that the applicants agreed with the revised draft permits recommended by staff.

The Board received public comments from Gil Yetter, Alex Bonetti, Tana Wiest, and Kannika Martinez.

President Scadden closed the public hearing at 10:20 a.m. and reconvened the open meeting. A quorum remained present, including President Scadden, Director Davis, Director Leva, Director Phillips, Director Urie, and Director Van Ackeren.

5. **Discussion and Possible Action on Applications for Operating Permit**

President Scadden noted that the Board had not participated in negotiations between staff and the applicants regarding the proposed permit conditions and that the purpose of this agenda item was for the Board to discuss and consider the applications and proposed permits.

The Board discussed the proposed special permit conditions, including provisions related to mitigation of demonstrated impacts to neighboring wells, enforceability of permit conditions, irrigation demands associated with the developments, availability of alternative water supplies, aquifer characteristics and recharge, drought conditions, and the District's statutory authority to regulate groundwater production.

General Manager Cockrell, District General Counsel Cole Ruiz, and representatives of the applicants responded to questions from Board members regarding the applications and proposed permits. The Board also received additional public comments from Gil Yetter regarding irrigation practices and landscaping.

General Manager Cockrell encouraged well owners to register their wells with the District and to contact staff to arrange for water level measurements if interested.

Director Davis moved to approve the operating permit for OP III ATX Ledgestone II, LP, subject to special permit conditions, as recommended by staff. Motion seconded by Director Phillips. Motion carried 6 Ayes – 0 Nays.

Director Van Ackeren moved to approve the operating permit for OP III ATX Ledgestone I, LP, subject to special permit conditions, as recommended by staff. Motion seconded by Director Davis. Motion carried 6 Ayes – 0 Nays.

Director Leva moved to approve the operating permit for OP III ATX Ledgestone I TH, LP, subject to special permit conditions, as recommended by staff. Motion seconded by Director Phillips. Motion carried 6 Ayes – 0 Nays.

6. **Future Board Meetings and Agenda Items**
President Scadden reported that the next regular board meeting will be held Thursday, May 21, 2026, at 9:30 a.m. at the District's office.

7. **Adjournment**
Director Davis moved to adjourn the open meeting at 11:00 a.m. Motion seconded by Director Van Ackeren. Motion carried 6 Ayes – 0 Nays.

PASSED, APPROVED, AND ADOPTED THIS THE 18th day of June, 2026.

Michael Leva

Michael Leva, Secretary