

## MIDDLE PECOS GROUNDWATER CONSERVATION DISTRICT

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### Directors

Jerry McGuairt, President John D. Dorris, Vice President M. R. Gonzalez, Secretary/Treasurer  
Alvaro Mandujano, Jr. Vanessa Cardwell Ronald Cooper Janet Groth  
Weldon Blackwelder Allan Childs Jeff Sims Puja Boinpally

### Employees

Ty Edwards, General Manager  
Office: Gail Reeves & Melissa Mills Field Technician: Anthony Bodnar

## MINUTES OF REGULAR BOARD MEETING AND BOARD WORKSHOP

**November 13, 2018**

**405 North Spring Drive, Fort Stockton, Texas**

On this the 13<sup>th</sup> of November, 2018, a Regular Board Meeting and Board Workshop were held by the Middle Pecos Groundwater Conservation District in the office located at 405 North Spring Drive, Fort Stockton, Texas, with the following members' present, to-wit:

Jerry McGuairt	President, Precinct 1
M. R. Gonzalez	Secretary/Treasurer, Prec. 2
Janet Groth	Precinct 1
Weldon Blackwelder	Precinct 3
Alvaro Mandujano, Jr.	Precinct 4
Ronald Cooper	Precinct 4
Vanessa Cardwell	City of Fort Stockton
Jeff Sims	City of Iraan
Allan Childs	At Large

Quorum Present.

Board members absent: John Dorris and Puja Boinpally

Others present: Ty Edwards, Gail Reeves, Melissa Mills, Anthony Bodnar, Paula McGuairt, Jeff Williams, Brock Thompson, Ed McCarthy, Mike Thornhill, Gary Bryant, Geoff Pike, Ryan Reed, Kaveh Khorzad, Glenn Honaker, Dennis Owens, Oscar Gonzalez and Bob Sadler.

### REGULAR BOARD MEETING

I Call to order regular Board meeting at 10:01 a.m. by President Jerry McGuairt.

II Comments from **public and media**:

Gary Bryant requested to address fake news. It was reported last month by Ty Edwards that Gary Bryant was present at the GMA 3 meeting and represented Fort Stockton Holdings. Mr. Bryant clarified that he does not represent Fort Stockton Holdings (unless he expressly states it). He also commented that if the MPGCD needs a larger room for Board Meetings that there are several meetings rooms around Fort Stockton that could accommodate a large crowd, and that buying a new building is not necessary.

**III Issue Certificates of Election to Board Members.**

For the Record: President McGuairt stated that on September 4, 2018, the 11-06-2018 Election was cancelled due to all candidates being unopposed. The following candidates have been certified as unopposed and are hereby elected and presented with *Certificates of Election* as follows:

Jerry McGuairt, Precinct 1  
Puja Boinpally, Precinct 2 (Note that Puja Boinpally was not present.)  
Weldon R. Blackwelder, Precinct 3  
Ronald I. Cooper, Precinct 4  
Vanessa Cardwell, City of Fort Stockton  
Jeffrey W. Sims, City of Iraan

**IV Administer the Statement of Elected Officer.**

The following Board Members were administered the *Statement of Elected Officer* by President Jerry McGuairt:

Jerry McGuairt, Precinct 1  
Weldon R. Blackwelder, Precinct 3  
Ronald I. Cooper, Precinct 4  
Vanessa Cardwell, City of Fort Stockton  
Jeffrey W. Sims, City of Iraan

(Note that Puja Boinpally was not present.)

**V Administer Oath of Office for Board Members.**

The following Board Members were administered the *Oath of Office* by President Jerry McGuairt:

Jerry McGuairt, Precinct 1  
Weldon R. Blackwelder, Precinct 3  
Ronald I. Cooper, Precinct 4  
Vanessa Cardwell, City of Fort Stockton  
Jeffrey W. Sims, City of Iraan

(Note that Puja Boinpally was not present.)

**VI Consider and/or act upon MPGCD Board Reorganization (Election of Officers).**

Office of President: Alvaro Mandujano, Jr. nominated Jerry McGuairt. Nominations ceased. Alvaro Mandujano, Jr. made a motion to elect Jerry McGuairt as President. Motion seconded by Weldon Blackwelder. Motion carried unanimously.

Office of Vice President: Alvaro Mandujano, Jr. nominated Janet Groth. Nominations ceased. Alvaro Mandujano, Jr. made a motion to elect Janet Groth as Vice President. Motion seconded by Vanessa Cardwell. Motion carried unanimously.

Office of Secretary/Treasurer: Alvaro Mandujano, Jr. nominated M. R. Gonzalez. Nominations ceased. Alvaro Mandujano, Jr. made a motion to elect M. R. Gonzalez as Secretary/Treasurer. Motion seconded by Weldon Blackwelder. Motion carried unanimously.

- VII Consider and/or act upon **2019 Meeting and Holiday Schedule**.  
 Ronnie Cooper made a motion to approve the **2019 Meeting and Holiday Schedule** that was presented with an addition of closing the office 1/2 day in the afternoon on December 24, 2019. Motion seconded by Jeff Sims. Motion carried unanimously.

The following **2019 Meeting and Holiday Schedule** was approved.

**2019 Regular Board Meeting Schedule**

January 15, 2019	Tuesday	10 am
February 19, 2019	Tuesday	10 am
March 19, 2019	Tuesday	10 am
April 16, 2019	Tuesday	10 am
May 21, 2019	Tuesday	10 am
June 18, 2019	Tuesday	10 am
July 16, 2019	Tuesday	10 am
August 20, 2019	Tuesday	10 am
September 17, 2019	Tuesday	10 am
October 15, 2019	Tuesday	10 am
November 19, 2019	Tuesday	10 am
December 17, 2019	Tuesday	10 am

**2019 Holiday Schedule**

January 1, 2019	New Year's Day Holiday	Tuesday
January 21, 2019	Martin Luther King Day	Monday
February 18, 2019	Presidents' Day	Monday
April 19, 2019	Good Friday	Friday
May 27, 2019	Memorial Day	Monday
July 4, 2019	Independence Day	Thursday
September 2, 2019	Labor Day	Monday
October 14, 2019	Columbus Day	Monday
November 11, 2019	Veterans' Day	Monday
November 28 & 29, 2019	Thanksgiving Holiday	Thur. & Fri.
December 24 (1/2 day), 25, 26 & 27, 2019	Christmas Holiday	Tuesday (1/2 day), Wednesday, Thursday, & Friday

January 1 2020	New Year's Holiday	Wednesday
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- VIII Consider and/or act upon **Minutes of Regular Meeting on October 16, 2018.**  
Vanessa Cardwell made a motion to approve the minutes as presented. Motion seconded by Jeff Sims. Motion carried unanimously.
- IX Consider and/or act upon **Accounts Payable and Treasurer's Report for the Month Ending October 31, 2018.**  
Vanessa Cardwell made a motion to approve the Treasurer's Report and Line Item Transfers for the Month ending October 31, 2018, as presented. Motion seconded by Ronnie Cooper. Motion carried unanimously.
- X Briefing on **Bill Hutchison's work Processing Belding Farms Data.**  
General Manager Ty Edwards reported that Dr. Bill Hutchison has prepared a 61 page preliminary first step document entitled "Processing Belding Farms Data" dated 10-29-2018. Cockrell Investments Partners, L.P. and Fort Stockton Holdings, L.P. have both been given the document to review. The information includes graphs of the annual pumping by aquifer; 23 Belding Edwards-Trinity Plateau wells that show the static water levels (SWL) and the pumping water levels (PWL); hydrographs of 6 wells; location of wells on Model Grid; End-of-Year comparison with the Western Pecos County groundwater model; Winter maximum SWL comparison with End-of-Year; Drawdowns; and Cross plots with 11 permit monitoring wells. There are no unexpected results. Dr. Hutchison will be at the December 2018 or the January 2019 Board Meeting to present the data.
- XI **Progress Reports: Well Registrations, Production Permits, Drilling Permits, Data Loggers, Drought Monitor Map and ongoing Water Quality Analysis.**
- Well Registrations: Current registrations total 3,134 wells. 2,196 Exempt wells and 938 Non-Exempt wells. Only 1 new well registration came in during the month from Lou Ann McKenzie for 1 Exempt well.
  - Drought Monitor Map: In packet. Pecos County is out of drought. Most of Texas is out of the Drought.
  - Water Analysis: Winter Quality analysis will begin in January/February. We have also started collecting a water sample with every new well registration.
  - Production Permits: A production permit for Charlton Resources may be submitted. Jagged Peak in Cayanosa has submitted a permit application and has submitted their hydrological test plan. Crawford & Crawford will submit a hydrogeological report for a permit soon. Mr. Gordon is having pump tests done for permit consideration for a small water station.
  - Comanche Springs: The transducer needs replaced soon. We are looking to do the work ourselves before the springs begin to flow.
  - The 11 threshold monitor wells of Fort Stockton Holdings, L.P. may be on-line soon.

- Water levels are up 8' to 10' from October to November due to the large amounts of rainfall that we have received.
- We have added more rain gauges out in the field to monitor rainfall.

XII Consider and/or act upon **General Manager's Correspondence.**

- There will be a Region F Regional Water Planning Group meeting on November 15, 2018 @ 10:30 a.m. in Big Springs, TX.
- Charlton Resources, LLC: On 09-21-2018 Charlton Resources, LLC filed a withdrawal of the application that is the subject of the contested case and requested that all remaining funds it deposited with MPGCD for the State Office of Administrative Hearings (SOAH) be returned to Charlton.

On 09-28-2018 MPGCD filed a motion for sanctions against Charlton. Also on 09-28-2018 Alpha Water Resources, LLC filed a motion for sanctions against Charlton.

On 10-17-2018 SOAH Administrative Law Judge Casey A. Bell denied all requests for sanctions and dismissed the case.

- Donahue Investments: On 06-19-2018 Donahue Investments was granted a Drilling/Production Permit for 1 well. (Rule 11.7: Drilling Permits are effective for a term ending 120 (one hundred twenty) calendar days after the date the permit is issued by the District, which may be extended by the General Manager with good cause shown.) On 10-18-2018 Mr. John Donahue requested an extension of time to drill the well. General Manager Ty Edwards granted a 30-Day extension on 10-18-2018.

The regular Board Meeting was recessed at 10:37 am by President McGuairt.

**BOARD WORKSHOP**

- I Call to Order workshop. The workshop was called to order at 10:37 am by President McGuairt.
  
- II Conduct Board workshop regarding **possible Office Renovation or Relocation and Purchase or Lease of Property** or New Building and tour possible office locations in Fort Stockton.

General Manager Ty Edwards reported that office buildings available range from \$108,000 to \$365,000. One building that is available is the Pace Building for \$287,000, and is available for a tour today.

For our current office, a bid for \$112,880 was received from Bruce King Company to "add on" 20' to enlarge the Board Room. Several other contractors came to look but never gave us a bid.

Our building has a lease renewal of 5 years with Pecos County.

An Executive Session pursuant to the Texas Open Meetings Act, Sections 551.072 (Deliberation Regarding Real Property) was called at 10:59 am by Presiding Officer Jerry McGuairt.

The Executive Session ended at 11:14 a.m. President McGuairt stated that no decisions or votes were made in executive session.

III Adjourn workshop.

The workshop reconvened at 11:16 a.m., and ended at 11:16 a.m.

The Regular Board meeting reconvened at 11:16 a.m.

**REGULAR BOARD MEETING – CONTINUED**

XIII Executive Session pursuant to the Texas Open Meetings Act, Section 551.072 (Deliberation Regarding Real Property)

Note: The executive session was held during the workshop.

XIV Consider and/or act to delegate authority to one or more Directors and General Manager to negotiate, make offer and/or enter agreement(s) regarding office renovation or relocation and purchase or lease of property for District office.

No action taken.

Board discussions recommended having an action item on the next agenda regarding hiring an Architect and obtaining bids to renovate our existing office building. It was also suggested to have Mr. Edwards check with the County regarding a longer lease agreement with the County for the building.

XV Directors' Comments. No comments

XVI Consider and/or act upon agenda for next meeting.  
Architect and renovation bids

XVII Adjourn Board meeting.

Ronnie Cooper made a motion to adjourn the meeting. Seconded by Weldon Blackwelder. Motion carried unanimously. The meeting adjourned at 11:21 a.m.

  
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M. R. Gonzalez, Secretary/Treasurer

  
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Jerry McGuairt, President

Date Approved 12-18-18