

THE STATE OF TEXAS

COUNTY OF KENDALL

COW CREEK GROUNDWATER CONSERVATION DISTRICT

January 9, 2024

The Board of Directors of the Cow Creek Groundwater Conservation District (CCGCD) convened the Regular Meeting in the District Board Room located at 9 Toepperwein Road, Boerne, Texas.

Directors Present: Milan J. Michalec - District 2 (President)
Bob Webster - District 1 (Vice President)
Curt Campbell - District 4 (Treasurer) *departed during agenda item 10.*
Allan P. Bloxsom III - At Large (Secretary)
Ben Eldredge - District 3 (Asst. Secretary/Treasurer) *arrived during agenda item 6.*

Directors Absent:

1. **Call to Order:** Meeting called to order at 6:00 PM.
2. **Pledge of Allegiance:** Led by Director Campbell.
3. **Establishment of a Quorum:** A quorum was established with 4 out of 5 directors present.
4. **Public comment:** Mike Goodwin, a Cibolo Ridge resident, distributed a letter to the board.
5. **Consent Agenda:** Motion to approve made by Director Campbell, seconded by Director Webster. Approved 3-0-1.
 - a. **Approval of minutes from the December 11th, 2023 Regular Meeting**
 - b. **Payroll, employee benefits, operational expenses, and payment of such**
 - c. **Monthly financial report(s)**
 - d. **Monthly operations report**
6. **Public Hearing on the proposed amendments to the District Management Plan.:**
No public comment.


7. **Discussion and possible action on the proposed amendments to the District Management Plan.:** Motion made by Director Michalec, seconded by Director Webster. Approved 5-0.
8. **Variance requests:** Executive session from 6:17 PM to 6:41 PM.
Staff recommendation to grant both variances in recognition of vested interest in the platting process that began under previous rules. Motion to approve made by Director Campbell, seconded by Director Michalec. Approved 5-0.
 - a. **James Shaw, on behalf of Comfort Falls Ranch LLC/ClearWater Ranch is requesting relief from District Rule 3.2 and 3.3 at 118 FM 1621 in Comfort, TX. The reason for the request is because the platting process to subdivide the property into 20 residential lots was started in November of 2022 and a complete submittal approval was approved with Kendall County on July 15, 2023.**
 - b. **Kyle Greco, on behalf of 448 Waring Welfare LLC/Windmill Ranch is requesting relief from District Rule 3.2 and 3.3 at 448 Waring-Welfare Road in Comfort, TX. The reason for the request is because the platting process to subdivide the property into 16 residential lots was started in July of 2022 and a complete submittal approval was approved with Kendall County on August 18, 2022.**
9. **Discussion and possible action related to the November 14th, 2023 Application for an Operating Permit for an Existing Well for the City of Fair Oaks Ranch and the December 13, 2023 Notice of Deficiencies for the same.**
Cibolo Ridge HOA President Bill Flint stated they will be meeting with Fair Oaks Ranch after February 12th.
The Board instructs GM Voulgaris to send a second Notice of Deficiencies with a 30-day time limit, submitting weekly meter readings and instruction to restrict use of the well based on current rights. Motion made by Director Campbell, seconded by Director Michalec. Approved 4-0-1.
10. **District activities & subcommittee updates:**
 - a. **Monthly report:** GM Voulgaris presented the staff's monthly report.
 - b. **Discussion and action on the current drought stage:** Remaining in Stage 4
 - c. **Status updates on:**
 - (1) **Pending enforcement issues:** GM Voulgaris, Director Michalec and Director Bloxsom will be meeting with the Alzafar Shrine Leadership on Wednesday, January 10th.
 - (2) **Pending permit applications:** No updates.
 - (3) **GMA9 activities:** A workshop and meeting are scheduled for Tuesday, January 23rd. The workshop will be at 10 AM and the meeting will be at 1 PM.
 - (4) **Region L activities:** No updates.

- (5) **District Monitor Well Expansion Project:** No updates.
- (6) **Camp Bullis Sentinel Landscape Project:** No updates.

- 11. **Correspondence:** No correspondence.
- 12. **Future meeting dates and meeting topics:** Workshop scheduled for Thursday, January 11th at 3:00 PM. Next board meeting is scheduled for Monday, February 12th at 6:00 PM.
- 13. **Adjournment:** Meeting was adjourned at 7:19 PM.

MINUTES APPROVED:


_____, Director


_____, Director