

THE STATE OF TEXAS

COUNTY OF KENDALL

COW CREEK GROUNDWATER CONSERVATION DISTRICT

September 8, 2025

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: Curt Campbell – District 4 (President)
Bob Webster – District 1 (Vice President)
Allan P. Bloxsom III – At Large (Secretary)
Milan J. Michalec – District 2 (Asst. Secretary/Treasurer)

Directors Absent: Ben Eldredge – District 3 (Treasurer)

1. **Call to Order:** Meeting was 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:** No public comment.
5. **Consent Agenda:** Motion to approve the consent agenda made by Director Michalec, seconded by Director Webster. Approved 4-0.
 - a. **Approval of minutes from the August 11th, 2025 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 2025-2026 District Budget and the 2025 tax rate of \$0.005 per \$100 of valuation (1/2¢).** Public Hearing opened at 6:02 PM. The hearing will remain open during item 7 and item 8.
7. **Discussion and possible adoption of the proposed 2025-2026 District Budget:** Motion to approve the proposed 2025-2026 District Budget made by Director Bloxsom, seconded by Director Webster. Approved 4-0.

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8. **Discussion and possible adoption of the 2025 tax rate of \$0.005 per \$100 of valuation (1/2¢):** Motion to approve the 2025 tax rate made by Director Michalec, seconded by Director Bloxsom. Approved 4-0. Public Hearing closed at 6:16 PM.
9. **Permit hearing, discussion and possible action on the following pending operating permit applications:** Public Hearing opened at 6:17 PM. Motion to approve the operating permit application for Kingdom Water Co. (Kingdom Oaks at Bergheim, LLC) made by Director Michalec, seconded by Director Bloxsom. Approved 4-0. Public Hearing closed at 6:30 PM.
 - a. **The Applicant, Kingdom Oaks at Bergheim, LLC is requesting a permit for 7.4 acre-feet annually, with a maximum instantaneous production rate not to exceed 13 gpm from a new well. The well will be located at 919 SH46, in Bergheim, TX. Well no. W8729 provides water for a gas station, commercial buildings and a shopping center.**
10. **Public Hearing.** The District will receive public comments on the proposed amendments to the Rules of the District. the District's Rules primarily affect, but are not limited to, Rules: 2: Definitions; 3.0: Registration and Permitting; 3.1.B: Operating Permits for Existing Wells; 3.2: Registration of Exempt Wells; 3.5: Wells Subject to Operating Permits; 5.13: Aquifer Test; 6.4: Spacing from Property Lines and Other Wells; 7.2.A: Civil Enforcement; 10.2.C: Maximum Production Limits; and 10.2.D: Maximum Production Limits for Permitted Low Production Wells.
Public Hearing opened at 6:32 PM, closed at 6:46 PM.
11. **Discussion and possible adoption of the proposed amendments to the District's Rules.** Motion made by Director Webster, seconded by Director Michalec. Approved 4-0.
12. **Discussion and possible adoption of an updated fee schedule.** Motion to approve the updated fee schedule made by Director Michalec, seconded by Director Webster. Approved 4-0.
13. **District activities & subcommittee updates:**
 - a. **Monthly report:** General Manager Micah Voulgaris presented the staff's monthly report.
 - b. **Discussion and action on the current drought stage:** Remaining in Stage 3.
 - c. **Meteorological Update:** Very active weather in the Gulf, tropics and Caribbean through October. However, La Niña is attempting to set in and dry things out, though probably not until winter. Rain could taper off and temperatures could remain slightly above average.
 - d. **Status updates on:**
 - (1) **Pending enforcement issues:** No pending enforcement issues.
 - (2) **Pending permit applications:** No pending permit applications.
 - (3) **GMA9 activities:** Meeting tomorrow at 10:00 AM.

- (4) **Region L activities:** Director Campbell gave an update on the August meeting. The regional water plan should be approved during the next meeting.
 - (5) **District Monitor Well Expansion Project:** Waiting to hear from Chris Hale on FM 1888, he is looking over the monitor well agreement.
 - (6) **Camp Bullis Sentinel Landscape Project:** No updates
14. **Correspondence:** Texas Heritage Bank is merging with Liberty Capital Bank.
15. **Future meeting dates and meeting topics:** Next Board Meeting is scheduled for Tuesday, October 14th at 6:00 PM.
16. **Adjournment:** Meeting was adjourned at 7:20 PM.

MINUTES APPROVED:


_____, Director


_____, Director