

THE STATE OF TEXAS

COUNTY OF KENDALL

COW CREEK GROUNDWATER CONSERVATION DISTRICT

January 12, 2026

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)
Ben Eldredge – District 3 (Treasurer)
Milan J. Michalec – District 2 (Asst. Secretary/Treasurer)

Directors Absent: Bob Webster – District 1 (Vice President)
Allan P. Bloxsom III – At Large (Secretary)

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 3 out of 5 directors present.
4. **Public comment:** County Commissioner Chad Carpenter of precinct 4 stated that he would like the county and CCGCD to work together to create zoning to limit development in areas that can hurt water levels in the district
Director Campbell stated that we have depletion management zones that can limit pumping when the aquifer is experiencing significant drawdown.
5. **Consent Agenda:** Motion to approve the Consent Agenda made by Director Michalec, seconded by Director Eldredge. Approved 3-0.
 - a. **Approval of minutes from the December 8th, 2025 Regular Meeting**
 - b. **Payroll, employee benefits, operational expenses, and payment of such**
 - c. **Monthly financial report(s)**
 - d. **Monthly operations report**
6. **Permit hearing, discussion and possible action on the following pending operating permit applications:**
 - a. **The Applicant/Permittee, Dolgencorp of Texas, Inc. (Dollar General Store #24200) is requesting a One-Time Authorization for Operating Permit BW8983, located at 830 FM 289, Boerne, TX. The**

applicant/permittee is requesting a temporary (one-time use) authorization for the withdrawal of 45,000 gallons of water for irrigation purposes over an estimated period of five to six weeks. The current permit allocates 131,400 gallons annually. This request would be considered a variance to the District's Drought Management Rules and Best Management Practices. Vance Houey of Westward Environmental explained the purpose of the request; the county is requiring Dollar General to reestablish vegetation that was mistakenly removed during the site preparation before construction and their current operating permit does not allow use for landscaping purposes. They attempted to get a permit to use type 2 recycled water, but their application was rejected as they were informed this was not an appropriate use.

Comment: Mr. Lempar stated that Type 2 recycled water should be usable at night for irrigation. Also, Dollar General does not have a catchment system in place, which they could have used for irrigation.

No decision will be made at this time, the agenda item will be carried over to next month's meeting.

7. Discussion and action related to ordering a General Election for the District 1, District 4, and At-Large Director's positions of the Cow Creek GCD Board. The election will take place on May 2nd, 2026. Motion to file for the general election was made by Director Campbell, seconded by Director Eldredge. Approved 3-0.
8. Discussion and action relating to the GMA 9 joint planning process. The Board of Directors will provide direction to the General Manager regarding draft proposed desired future conditions, relevancy vs. non-relevancy of the aquifers in the District and other considerations under §36.108, Texas Water Code.
9. Discussion and action on a resolution related to the annexation of a +/- 344.6 acre tract into the Trinity Glen Rose GCD. Motion to approve the resolution made by Director Michalec, seconded by Director Campbell. Approved 3-0.
10. District activities & subcommittee updates:
 - a. **Monthly report:** General Manager Micah Voulgaris presented the staff's monthly report.
 - b. **Meteorological update:** Presented by David Knollhoff: La Niña will persist until Spring, and we will then transition into a neutral pattern. We have a reasonable expectation of about 1 ½" of rain by our next meeting
 - c. **Discussion and action on the current drought stage:** Remaining in Stage 3.
 - d. **Status updates on:**
 - (1) **Pending enforcement issues:** No pending enforcement issues.
 - (2) **Pending permit applications:** One pending application- Dollar General
 - (3) **GMA9 activities:** Next meeting is scheduled for Friday, January 30th at 10:00 AM.

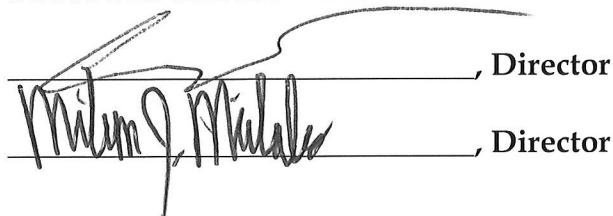
- (4) **Region L activities:** A meeting is scheduled for Thursday, February 5, the 1st meeting of the new planning cycle.
- (5) **District Monitor Well Expansion Project:** No updates.
- (6) **Camp Bullis Sentinel Landscape Project:** No updates.

11. **Correspondence:** GM Voulgaris received a list of the top 20 water users in the City of Boerne.

12. **Future meeting dates and meeting topics:** Next Board Meeting is scheduled for Monday, February 9th at 6:00 PM.

13. **Adjournment:** The meeting was adjourned at 7:51 PM.

MINUTES APPROVED:



_____, Director
_____, Director