



Board Meeting
&
Workshop

Clearwater Underground Water Conservation District
700 Kennedy Court
Belton, Texas

Wednesday
May 10, 2023
1:30 p.m.

Clearwater Underground Water Conservation District Board Members

Leland Gersbach, Director Pct. 1

President

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Holland, TX 76534
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Gary Young, Director Pct. 2

Secretary

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Salado, TX 76571
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Jody Williams, Director Pct. 3

15098 FM 437 South
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425 Mercy Ranch Rd.
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Jim Brown, Director At-Large

1350 Mission Trail
Salado, TX 76571
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Agenda

**NOTICE OF THE MEETING OF THE
CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT
May 10, 2023**

Notice is hereby given that the above-named Board will hold a Workshop and Board meeting on Wednesday, May 10, 2023, beginning at 1:30 p.m., in the Clearwater UWCD Board Room located at 700 Kennedy Court, Belton, Texas. The following items of business will be discussed¹.

Workshop:

1. Receive Presentation from Bell County Tax Appraisal District.
2. Receive Update from Baylor Geology on current research effort related to the Edwards BFZ Aquifer.
3. Receive Update from LRE Water related to DMS Water Levels and Water Quality Analytics.
4. Receive Baseline FY24 Budget.
5. Receive information related to the 88th Legislative Session and Groundwater Legislation.
6. Receive information related to Groundwater Management Area 8, per the Joint Planning and Development of the Round 4 Desired Future Conditions.

Board Meeting:

1. Invocation and Pledge of Allegiance.
2. Public comment².
3. Approve minutes of April 12, 2023, Board meeting.
4. Discuss, consider, and take appropriate action, if necessary, to accept the monthly financial report for April 2023 (FY23) as presented.
5. Discuss, consider, and take appropriate action, if necessary, to accept the monthly investment fund account report for April 2023 (FY23) as presented.
6. Discuss, consider, and take appropriate action, if necessary, to approve the FY23 line-item budget amendments as requested.
7. Discuss, consider, and take appropriate action if necessary, to set Board meeting calendar dates for June, July, and August 2023 related to the FY24 budget development process.
8. General Manager's report concerning office management and staffing related to District Management Plan³.
9. Receive monthly staff report and possible consideration and Board action on the following³:
 - a. Drought Status reports
 - b. Education Outreach update
 - c. Monitoring Well reports
 - d. Rainfall report
 - e. Well Registration update
 - f. Aquifer Status and Non-exempt Monthly Well Production reports
10. Director comments and reports³.
11. Discuss agenda items for the next meeting.
12. Set time and place for the next meeting.
13. Adjourn.

Dated the 5th day of May 2023

Leland Gersbach, Board President

By: Dirk Aaron
Dirk Aaron, Asst. Secretary

Agenda items may be considered, deliberated and/or acted upon in a different order than set forth above.

The Clearwater Underground Water Conservation District is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal opportunity for effective communications will be provided upon request. Please contact the District office at 254-933-0120 at least 24 hours in advance if accommodation is needed.

¹During the meeting, the Board reserves the right to go into executive session for any of the purposes authorized under Chapter 551 of the Texas Government Code, for any item on the above agenda or as otherwise authorized by law.

²Citizens who desire to address the Board on any matter may sign up to do so prior to this meeting. Public comments will be received during this portion of the meeting. Please limit comments to 3 minutes. No discussion or final action will be taken by the Board except as authorized by section 551.042 of the Government Code.

³No formal action will be taken by the Board on these agenda items. These items are on the agenda to provide the District's staff, Public Task Force Committees, and Directors with an opportunity to bring to the public's and each other's attention important activities and issues pertinent to the management of groundwater within the District, including, but not limited to, current events in the District involving groundwater, wells, or District permittees, state or regional developments related to water management, and activities of the staff, Public Advisory Committee, and Directors. Substantive deliberation and formal action on any of these issues will be conducted pursuant to a specific item on a future agenda.

NOTICE OF PERMIT HEARING OF THE CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT

Notice is hereby given that the Board of Directors for the Clearwater Underground Water Conservation District will conduct a hearing on one Application for Permit as described below at 1:30 p.m. on Wednesday, January 11, 2023, in the Clearwater UWCD Board Room located at 700 Kennedy Court, Belton, Texas, in compliance with the Texas Open Meetings Act.

The hearing will be conducted on the following application:

Applicant's File Number/Name	Permit Applicant/Holder and Landowner	Location of Well/Wells	Proposed Annual Groundwater Withdrawal Amount & Purpose of Use
<p>Operating Permit Hearing related to:</p> <p>N3-22-001P Existing Well</p>	<p>Hanks-Cabines Christian Trust & RREAF Holdings, LLC</p> <p>c/o Stephen Chad Stewart RREAF Holdings, LLC 1909 Woodall Rodgers Hwy S, 300 Dallas, TX 75201</p> <p>(254) 624-2364</p>	<p>The proposed permitted well is located at:</p> <p>Latitude 30.93497° Longitude -97.53675</p> <p>The proposed annual quantity is not to exceed 19.2 acre-feet or 6,256,339 gallons per year total for landscape irrigation only.</p> <p>The existing well is completed in the Edwards BFZ Aquifer.</p> <p>The existing well is located in the CUWCD Edwards BFZ Management Zone.</p> <p>The well is to be equipped with a maximum 2-inch column pipe with a submersible pump rate not to exceed 50 gallons per minute on the 14.387-acre tract located on the N.E. corner of IH35 and FM 2268 in Salado TX.</p>	<p>Request for an Operating Permit on an existing well.</p> <p>N3-22-001P for an operating permit authorized for commercial landscape irrigation not to exceed 19.2 ac-feet/yr or 6,256,339 gallons per year.</p>

RECEIVED FOR POSTING
2022 DEC 29 AM 9:10
SHELLEY R. BOSTON
CO. CLERK, BELL CO. TX

The Applications for Permit and Permit Amendments, if granted, would authorize the permit holders to operate wells within the Clearwater Underground Water Conservation District according to the terms and conditions set forth in the permit. A person wishing to submit a Contested Case Hearing Request under District Rule 6.10.15(d) who is unable to appear at the hearing on the date and time set forth above must also file a motion for continuance with CUWCD demonstrating good cause for the inability to not appear.

For additional information about this application or the permitting process, or to request information on the legal requirements on what **MUST** be included for a Contested Case Hearing Request to be valid, please contact CUWCD at 700 Kennedy Court (PO Box 1989) Belton, Texas, 76513, 254-933-0120.

ISSUED this 29th day of December 2022 in Belton, Texas, on the recommendation of the General Manager.

I, the undersigned authority, do hereby certify that the above NOTICE OF PERMIT HEARING of the Board of Directors of the Clearwater Underground Water Conservation District is a true and correct copy of said Notice. I have posted a true and correct copy of said Notice at the District office located in Belton, Texas, and said Notice was posted on December 29, 2022, and remained posted continuously for at least 10 (ten) days immediately preceding the day of said hearing; a true and correct copy of said Notice was furnished to the Bell County Clerk, in which the above-named political subdivision is located.

Dated 12/29/2022

Clearwater Underground Water Conservation District

By: Dirk Aaron
Dirk Aaron, General Manager

RECEIVED FOR POSTING
 2023 JAN 11 PM 1:30
 SHELLEY R. BOSTON
 CO. CLERK, BELL CO. TX

Minutes - Item #3

Clearwater Underground Water Conservation District Meeting
700 Kennedy Court
Belton, TX
Wednesday, April 12, 2023
Minutes

The Clearwater Underground Water Conservation District (CUWCD) held a Workshop at 10:00 a.m. and the Regular Board meeting at 1:30 p.m. on Wednesday, April 12, 2023, at the Clearwater UWCD Building, located at 700 Kennedy Court, Belton, Texas.

Board Members Present:

Leland Gersbach, President, Pct 1
Gary Young, Secretary, Pct 2
Jody Williams, Vice President, Pct 3
Scott Brooks, Director, Pct 4
James Brown, Director, At-Large

Absent:

Staff:

Dirk Aaron, General Manager
Shelly Chapman, Admin Manager

Guests

Sandra Blankenship – WCID#1
KD Hill
Sara Whitis

Chad Stewart – RREAF
Peter DiLillo
Darlene Walsh

Bill Schumann – Commissioner, Pct 3
Mike Keester – R.W. Harden
Cole Ruiz – Lloyd Gosselink

Executive Session convened with President, Leland Gersbach at 1:30 p.m.

Executive Session closed and Workshop reconvened with President, Leland Gersbach, at 2:00 p.m.

Workshop item #1: Receive information on public hearing related to the Cyber Security Training required for 2023.

Shelly Chapman presented the information related to Cyber Security Training. She gave Board members login information and requested the training be completed by May 31, 2023. This training must be reported to the State each year.

Workshop item #2: Receive information related to the Texas Alliance of Groundwater Districts' 2023 Groundwater Summit.

The TAGD Groundwater Summit will be held at the Hyatt Regency Hill Country Resort in San Antonio from August 29-31. CUWCD will sponsor the printed program again this year. Over 400 groundwater industry leaders, community stakeholders, agency representatives, and elected officials are expected to attend.

Workshop item #3: Receive information related to the 88th Legislative Session and Groundwater Legislation.

Leland noted for the record that the Board would enter into Executive Session with the legal team for attorney/client privilege for the presentation from Attorneys with Lloyd Gosselink Rochelle Townsend. Executive Session convened at 1:30 p.m. and closed at 2:00 p.m.

Workshop item #4: Receive information related to Groundwater Management Area 8, per the Joint Planning and Development of the Round 4 Desired Future Conditions.

Nothing new to report at this time.

Workshop closed and Board meeting opened with President, Leland Gersbach, at 2:06 p.m.

1. Invocation and Pledge of Allegiance.

Director, Jody Williams, gave the invocation.
Secretary, Gary Young, led the Pledge of Allegiance.

2. Public Comment.

John Asbury – would like to talk about the criteria used for issuing water permits and water used in Bell County. Thinks the Board needs to be more restrictive on what they approve. More restrictions on using water just for landscaping. Concerned about water wells close to the Salado Springs Complex pumping too much water and affecting the Salado Springs Complex. Mr. Asbury would like the board to consider testimony from the general public on permit applications and not just adjacent property owners and well owners within ½ mile. The amount of water pumped that affects the Springs needs to be considered because it affects the Salado Salamander.

3. *Approve minutes of the March 8, 2023, Board meeting.*

Board members received the minutes of the March 8, 2023, Board meeting and workshop in their Board packet to review prior to the meeting.

Secretary, Gary Young, moved to approve the minutes of the March 8, 2023, Board meeting and Workshop. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

4. *Discuss, consider, and take appropriate action, if necessary, to accept the monthly Financial Report for March 2023 (FY23) as presented.*

Board members received the corrected monthly financial report for March 2023 in their Board packet to review prior to the meeting.

Vice President, Jody Williams, moved to accept the corrected financial report for March 2023 as presented. Secretary, Gary Young, seconded the motion.

Motion carried 5-0.

5. *Discuss, consider, and take appropriate action, if necessary, to accept the monthly Investment Fund account report for March (FY23) as presented.*

Board members received the monthly Investment Fund account report for March 2023 in their Board packet to review prior to the meeting.

Director, Jim Brown, moved to accept the monthly investment Fund account report for March 2023 as presented. Vice President, Jody Williams, seconded the motion.

Motion carried 5-0.

6. *Discuss, consider, and take appropriate action, if necessary, to accept the Quarterly Deferred Compensation Employee Retirement Program account report as presented.*

Board members received the Quarterly Deferred Compensation Employee Retirement Program account report in their Board packet to review prior to the meeting.

Director, Scott Brooks, moved to accept the quarterly report as presented. Secretary, Gary Young, seconded the motion.

Motion carried 5-0.

7. *Discuss, consider, and take appropriate action, if necessary, to approve the FY23 line-item budget amendments as requested.*

Shelly and Dirk presented a request for line-item budget amendments to cover legal expenses related to the ACA petition for annexation, legal counsel, and TAGD Groundwater Summit sponsorship.

Vendor	Line Item	Invoice Amount	Available Funds	Amount Requested	New Balance	From	Available Funds	New Balance
Lloyd Gosselink	53703-General	\$787.50	\$0.00	\$787.50	\$787.50	50250-Contingency Fund	\$41,142.24	\$40,354.74
	(Rules & Accountability)							
TAGD	53603-sponsorship	\$3,500.00	\$2,235.39	\$1,264.61	\$3,500.00	53620-Ed Outreach -	\$3,776.11	\$2,511.50

Secretary, Gary Young, moved to approve the line-item budget amendments as requested. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

8. Discuss, consider, and take appropriate action, if necessary, to approve rescheduling the June 7, 2023 Board Meeting to Tuesday, June 13, 2023.

Due to the TAGD business meeting on June 6-7, 2023, Dirk is requesting the June Board Meeting be rescheduled to Tuesday, June 13, 2023, at 1:30 p.m. Director, Jim Brown, will be out of town on June 13th, however, the other 4 directors will be available.

Secretary, Gary Young, moved to reschedule the June 7, 2023, Board Meeting to Tuesday, June 13, 2023, at 1:30 p.m. Vice President, Jody Williams, seconded the motion.

Motion carried 5-0.

9. Continue Public Hearing on the following application:

Discuss, consider, and take appropriate action, if necessary, on a proposed operating permit for an existing well for RREAF Holdings, LLC, and the Hanks-Cabiness Christian Trust submitted on November 1, 2022, for an operating permit for an not to exceed 19.2 acre-feet or 6,256,339 gallons per year for landscape use only, completed in the Edwards BFZ Aquifer and located in the Edwards BFZ Management Zone described in District Rule 7.1 and limited to a maximum 2-inch column pipe on a 14.387-acre tract in accordance with District Rule 9.5 and located at Latitude 30.93497°/Longitude -97.53675° at the N.E. corner of I-35 and FM 2268, Salado, Texas.

President, Leland Gersbach, reconvened the public hearing to order at 2:18 p.m.

Leland revisited the procedures that will apply at today's hearing and for the Board's consideration and action on the application. This hearing has been properly noticed, pursuant to statute and the District Rules. Notice of the hearing was posted at the District Office and at the District Courthouse on Friday, December 29th at 9:10 am.

Leland reminded the Board that there were several individuals that wished to participate in the hearing on January 11, 2023, to protest the application and did properly sign up. Ten individuals did participate and established standing in the hearing as affected parties. By providing them with party status, Leland formally deemed the hearing as a "Contested Case Hearing" under District Rule 6.10.8. Leland asked if there were any questions about that from any member of the public.

The Affected parties of this contested case hearing are as follows:

Chet Sutton, Linda Griffith, Session Harrell, Karen Kinnison, Warren Stevens, KD Hill, Darlene Walsh, Murray Lane, Sara Whitis, and Randy Bloomer.

Leland asked if Mr. Aaron attempted to contact these parties in order that they could attend and participate today. Mr. Aaron stated we did. We emailed them and made follow-up calls to confirm they received the packet for today's hearing.

Leland moved to the evidentiary phase of the hearing. He asked Dirk if representatives for the applicant were present. Chad Stewart. Also present were District Counsel Cole Ruiz, and Hydrogeologist Mike Keester representing CUWCD. Leland administered an oath to all parties introduced that will speak on the application.

The oath was administered to Dirk Aaron, Cole Ruiz, Mike Keester, Sara Whitis, Darlene Walsh, and Chad Stewart.

Dirk Aaron – Clearwater UWCD, presented his updated executive summary and support documents referenced in his summary. He stated that the applicant conducted the required pumping test. Dirk stated the data from the monitor well at Murray Lane’s well was not usable because the SD card was damaged, and the data could not be retrieved. Dirk stated he met with Chad Stewart and consultants on March 29th to discuss the findings from the pumping test and offer them a chance to request a continuance ahead of today’s proceedings. Dirk recommends that he and Mike Keester testify to the findings and opinion that the proposed production is unreasonable due to the long-term impact of the proposed production.

Mike Keester – R.W. Harden, presented his opinions which include the results from the pumping test indicated aquifer coefficients are much lower than previously modeled. There was more drawdown during the test than anticipated and more predicted drawdown associated with proposed production. Keester also stated that maintaining production during peak irrigation demand could be challenging. Keester suggested that the applicant reduce the annual volume to 2 acre-feet for negligible predicted drawdown at the nearest existing active well.

Chad Stewart – RREAF Holdings LLC, stated he is waiting on Billy Hanks with Hanks-Cabiness Christian Trust to make his decision on how he wants to proceed. Chad stated he would like another 30-day continuance at this time while he awaits Mr. Hanks’ decision.

Sara Whitis – asked if the impact would be the same if they use water from Salado Water Supply and if would that affect the surrounding wells the way the pump test did. Dirk replied and stated that Salado Water Supply has 9 wells so they can focus on where they pump from in times of drought and low spring flow. He also stated Salado WSC has measures in place to help them monitor how much water is being used by its customers and that they are also now blending with lake water to increase how much water they have to use.

Darlene Walsh – commented on how she is pleased with the Board and their efforts to protect the Salado Springs Complex, the water quality, and the Salado Salamander.

Dirk Aaron’s final comments – Dirk requests that the Board honor Chad’s request for a 30-day continuance.

Leland stated that the evidentiary portion of this application is not concluded and will not be issuing an operating permit until the applicant meets the requirements to assist the Board in making a legally and more scientifically defensible decision.

Leland stated that the hearing will be reconvened on May 10, 2023, at 1:30 p.m.

10. Hold Public Hearing on the following application:

Discuss, consider, and take appropriate action if necessary, for a combination drilling and operating permit of 0.051 acre-feet or 16,618 gallons per year for Ben Daniel authorizing production from a new well (N3-23-001P) completed in the Lower Trinity aquifer at 10-gpm for domestic use on a 4.369-acre tract located at 2407 Briggs Road, Killeen, Texas, Latitude 30.945707°/Longitude -97.818658°.

Leland gave a summary of the application to be considered and noted that reviewed the procedural issues in the first public hearing. He confirmed a quorum of the Board was in attendance to participate in the ruling of the application. Leland stated that the permit applications had undergone administrative and technical review by District staff, consultants, and legal counsel.

Leland stated anyone wishing to participate in the hearing, in support or protest, would need to sign up to speak and should do so while he addressed other procedural issues.

As presiding officer, Leland will again take evidence and sworn testimony, and rule on any procedural issues.

Leland noted that the Board would hear testimony and deliberate on the well application submitted by Ben Daniel.

Leland will hear testimony by Dirk Aaron (General Manager - CUWCD).

Leland invited anyone wishing to make a public comment or protest the application to speak up. There were no public comments or protestants.

Leland administered an oath to all participants (Dirk Aaron).

Dirk gave a general explanation of the application. The applicant has met all criteria and has agreed to the special provisions laid out for him. Dirk replied to Leland's questions and stated that the application had been deemed administratively complete, and all fees have been paid. Dirk read an email from the applicant that states the applicant agrees to all special provisions and requests of the District. Dirk recommended the Board approve a drilling/operating permit for Mr. Daniel.

Leland gave the Board an opportunity to ask any additional questions they might have concerning the application. No other questions were asked.

Leland concluded the discussion on the application. Seeing that all parties had an opportunity to make their cases, Leland asked if any parties were interested in submitting additional evidence. There was none.

Leland concluded the evidentiary portion of the application.

Leland asked for a motion to grant/deny/partially grant the applicant's request for a combination drilling/operating permit of 0.051 ac-ft/year from the Hosston Layer of the Trinity Aquifer described in the hearing.

Director, Scott Brooks, moved to grant the combination drilling/operating permit for 0.051 acre-feet/year, to include special provisions as agreed to. Secretary, Gary Young, seconded the motion.

Motion carried 5-0.

11. Discuss, consider, and take appropriate action, if necessary, to approve the requested waiver of property line setbacks submitted by Mr. Dean Winkler, 13349 Rattlesnake Rd, Belton, TX for a new exempt well to encroach on one adjacent property to less than the required 75-foot setback per District Rule 9.5.5(e).

The applicant is requesting an exception to the District's requirement that wells observe a minimum setback of 75' from all property lines. A setback reduction of approximately 24' is requested from the west property line placing the well adjacent to Ms. Kande Gibson Bruening's east property line. The applicant has provided the required waiver from the adjacent property owner.

These properties are outside the service area of the City of Morgan's Point Resort. The sole source of water supply has been water pumped directly from Lake Belton. This property is located in the Tomahawk Trails subdivision but is adjacent to Belton Lake where the US Army Corps of Engineers has required all submersible pumps to be removed. This is the only alternative for domestic water supply due to the removal of submersible pumps from the lake.

The well will be located approximately 24' from the western property line. The well will observe the required setback from the eastern property line and will be 75' off the southern property line when measured from the center of the road. The well satisfies all requirements for an exempt well classification; therefore, no permit is required. This well will be more than 100 feet from any other existing wells on adjacent properties. The proposed well location and construction standards must satisfy the on-site septic regulations required by Bell County Public Health District.

Director, Jim Brown, moved to grant the setback waiver as presented. Secretary, Gary Young seconded the motion.

Motion carried 5-0.

12. General Manager's report concerning office management and staffing related to District Management Plan.

- Drought concerns
- Permits and plats coming in all of the time

13. Review monthly report and possible consideration and Board action on the following:

- a) Drought Status Reports**
- b) Education Outreach Update**
- c) Monitoring Wells**
- d) Rainfall Reports**
- e) Well Registration Update**
- f) Aquifer Status Report & Non-exempt Monthly Well Production Reports**

(Copies of the Monthly Staff Reports were given to the Board Members to review. No action is required. Information items only.)

14. Director's comments and reports.

- **Leland Gersbach:** Asked if anything is being done through Rep. Carter's legislation about getting the lake raised/conservation level?
- **Jody Williams:** None
- **Gary Young:** Welcomed Bill Schumann back.
- **Scott Brooks:** None
- **James Brown:** None

15. Discuss agenda items for the next meeting.

- Budget timeline
- Update on investments (data analytics tools, DMS, groundwater availability model)
- Possible permits and continuance

16. Set the time and place of the next meeting.

Wednesday, May 10, 2023, at 1:30 p.m. at the CUWCD office.

17. Adjourn.

Board meeting closed with President, Leland Gersbach, at 4:30 p.m.

Leland Gersbach, President

ATTEST:

Gary Young, Secretary or
Dirk Aaron, Assistant Secretary

Budget Amend - Item #6

**Board Meeting
5/10/23**

**Agenda Item # 6
FY23 Budget Amendments**

Agenda Item # 6 :

Discuss, consider, and take appropriate action, if necessary, to approve the **FY23** line-item budget amendments as requested.

Narrative:

The CUWCD Staff requests line-item budget amendments for the following purpose:

- 1) To cover legal expenses related to the ACA petition for annexation.

This is a simple adjustment between line items.

Vendor	Line Item	Invoice Amount	Available Funds	Amount Requested	New Balance	From	Available Funds	New Balance
Lloyd Gosselink	53703-General	\$402.50	\$0.00	\$402.50	\$402.50	50250-Contingency Fund	\$40,354.74	\$39,952.24
	(Rules & Accountability)							

Recommendation:

Staff recommends making the line item budget amendment as requested.

Board Meeting Dates - Item #7
June, July, August

**Board Meeting
May 10, 2023**

**Agenda Item: #7
FY24 Budget Development Calendar**

1. **Agenda Item #7:** Discuss, consider, and take appropriate action necessary to set Board meeting calendar dates for June, July, and August 2023, related to FY24 budget development process.

FY24 Budget Development Calendar

May 10 - Wed.	Regular Board Meeting: Discuss and Approve Calendar for FY24 Budget preparation timeline.
June 13 – Tues.	Workshop: Budget Work Session.
July 12 -- Wed.	Workshop: Budget Work Session
August 4 - Friday	Voter Approval Rate (<i>former Rollback Rate</i>) calculated and provided to CUWCD by Tax Appraisal District. (estimated date)
August 9 – Wed.	Regular Board meeting: Finalize budget, Set preliminary tax rate. Set date for public hearing and adoption of tax rate.
August 11	Publish Notice in newspaper announcing Wednesday, August 23, 2023; public hearing on tax rate and adoption of FY24 budget (7 day notice required). Public Notice post with Co. Clerk and on the District Website.
August 23 - Wed.	Board Meeting and Conduct Public hearing on tax rate. Adopt FY24 budget; adopt tax rate. File copy of adopted budget and tax rate with County Clerk's office.
September 1	Provide adopted tax rate to the Tax Appraisal District by this date.
Aug 29 - 31 Tuesday – Thursday	Board Members attend the Texas Ground Water Summit in San Antonio
October 1	New budget period starts.

2023 Preliminary Totals

2023 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 181,432

Grand Totals

5/1/2023

10:59:45PM

Land		Value			
Homesite:		4,268,466,971			
Non Homesite:		3,788,685,172			
Ag Market:		3,157,541,756			
Timber Market:		2,340,884	Total Land	(+)	
				11,217,034,783	
Improvement		Value			
Homesite:		27,006,452,063			
Non Homesite:		10,670,320,107	Total Improvements	(+)	
				37,676,772,170	
Non Real		Count	Value		
Personal Property:	12,466		3,821,433,720		
Mineral Property:	0		0		
Autos:	114		1,755,358	Total Non Real	(+)
					3,823,189,078
			Market Value	=	52,716,996,031
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,158,465,419	1,417,221			
Ag Use:	76,280,233	36,819	Productivity Loss	(-)	
Timber Use:	43,876	0	Appraised Value	=	
Productivity Loss:	3,082,141,310	1,380,402		49,634,854,721	
			Homestead Cap	(-)	4,058,963,086
			Assessed Value	=	45,575,891,635
			Total Exemptions Amount (Breakdown on Next Page)	(-)	8,197,033,294
			Net Taxable	=	37,378,858,341

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

1,012,219.48 = 37,378,858,341 * (0.002708 / 100)

Certified Estimate of Market Value: 52,705,586,716
 Certified Estimate of Taxable Value: 37,373,823,284

Tif Zone Code	Tax Increment Loss
2007 TIF	286,090
Tax Increment Finance Value:	286,090
Tax Increment Finance Levy:	7.75

2023 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 181,432

Grand Totals

5/1/2023

11:00:12PM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	103	70,345,341	0	70,345,341
CHODO	3	22,460,073	0	22,460,073
DV1	1,637	0	13,622,271	13,622,271
DV1S	238	0	1,037,727	1,037,727
DV2	1,422	0	11,925,147	11,925,147
DV2S	144	0	965,632	965,632
DV3	2,400	0	21,795,884	21,795,884
DV3S	175	0	1,371,136	1,371,136
DV4	10,178	0	69,207,236	69,207,236
DV4S	926	0	5,581,625	5,581,625
DVCH	1	0	186,463	186,463
DVHS	12,274	0	3,703,523,478	3,703,523,478
DVHSS	783	0	151,578,361	151,578,361
EX	4	0	22,878,172	22,878,172
EX-XG	9	0	3,955,732	3,955,732
EX-XI	20	0	15,067,994	15,067,994
EX-XJ	105	0	76,560,351	76,560,351
EX-XL	66	0	29,015,660	29,015,660
EX-XR	166	0	58,252,504	58,252,504
EX-XV	9,043	0	3,602,749,012	3,602,749,012
EX-XV (Prorated)	9	0	463,511	463,511
EX366	988	0	1,352,128	1,352,128
FR	28	64,959,117	0	64,959,117
FRSS	3	0	977,323	977,323
LIH	2	0	8,155,493	8,155,493
LVE	42	11,761,110	0	11,761,110
MASSS	42	0	12,543,960	12,543,960
OV65	22,677	98,438,195	0	98,438,195
OV65S	1,141	4,249,328	0	4,249,328
PC	53	110,150,188	0	110,150,188
SO	46	1,903,142	0	1,903,142
Totals		384,266,494	7,812,766,800	8,197,033,294

2023 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 181,432

Grand Totals

5/1/2023 11:00:12PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	107,208	35,677.4259	\$985,176,920	\$29,007,927,858	\$21,437,178,914
B	MULTIFAMILY RESIDENCE	7,045	1,032.3698	\$118,241,792	\$3,613,358,615	\$3,584,307,608
C1	VACANT LOTS AND LAND TRACTS	14,822	14,931.3784	\$41,500	\$756,532,729	\$754,670,982
D1	QUALIFIED AG LAND	9,450	415,742.1287	\$0	\$3,158,465,419	\$75,524,262
D2	IMPROVEMENTS ON QUALIFIED OP	1,910	1.5000	\$7,091,536	\$38,709,289	\$38,451,376
E	FARM OR RANCH IMPROVEMENT	8,332	57,014.6796	\$35,251,703	\$2,658,089,780	\$2,107,964,912
F1	COMMERCIAL REAL PROPERTY	5,483	8,273.9954	\$54,502,085	\$4,247,794,471	\$4,246,704,780
F2	INDUSTRIAL REAL PROPERTY	212	1,083.2639	\$0	\$999,893,078	\$902,080,413
J1	WATER SYSTEMS	8	48.0552	\$0	\$871,086	\$871,086
J2	GAS DISTRIBUTION SYSTEM	22	9.1014	\$0	\$42,894,192	\$42,894,192
J3	ELECTRIC COMPANY (INCLUDING C	118	129.0862	\$0	\$392,947,139	\$392,947,139
J4	TELEPHONE COMPANY (INCLUDI	57	44.1482	\$0	\$48,921,300	\$48,921,300
J5	RAILROAD	42	177.4204	\$0	\$127,572,210	\$127,572,210
J6	PIPELAND COMPANY	174	8.6740	\$0	\$56,493,666	\$53,651,619
J7	CABLE TELEVISION COMPANY	23		\$0	\$51,970,237	\$51,970,237
L1	COMMERCIAL PERSONAL PROPE	10,068		\$1,127,673	\$1,879,221,563	\$1,876,043,326
L2	INDUSTRIAL PERSONAL PROPERT	729		\$0	\$1,055,503,181	\$984,133,768
M1	TANGIBLE OTHER PERSONAL, MOB	4,953		\$2,975,162	\$49,813,218	\$46,291,688
N	INTANGIBLE PROPERTY AND/OR U	1		\$0	\$4,364	\$4,364
O	RESIDENTIAL INVENTORY	8,225	1,467.3404	\$210,487,281	\$475,309,714	\$474,989,530
S	SPECIAL INVENTORY TAX	199		\$0	\$131,684,636	\$131,684,636
X	TOTALLY EXEMPT PROPERTY	10,560	123,430.4347	\$118,139,821	\$3,923,018,286	\$0
	Totals		659,071.0022	\$1,533,035,473	\$52,716,996,031	\$37,378,858,342

2023 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 181,432

Effective Rate Assumption

5/1/2023 11:00:12PM

New Value

TOTAL NEW VALUE MARKET:	\$1,533,035,473
TOTAL NEW VALUE TAXABLE:	\$1,291,400,034

New Exemptions

Exemption	Description	Count		2022 Market Value
EX	TOTAL EXEMPTION	3		\$1,107,038
EX-XI	11.19 Youth spiritual, mental, and physical dev	4		\$1,404,953
EX-XR	11.30 Nonprofit water or wastewater corporati	3		\$0
EX-XV	Other Exemptions (including public property, r	85		\$14,072,290
EX366	HOUSE BILL 366	57		\$266,538

ABSOLUTE EXEMPTIONS VALUE LOSS \$16,850,819

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	59	\$411,060
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	7	\$35,000
DV2	Disabled Veterans 30% - 49%	94	\$818,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	9	\$67,500
DV3	Disabled Veterans 50% - 69%	169	\$1,725,317
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	5	\$50,000
DV4	Disabled Veterans 70% - 100%	913	\$8,531,139
DV4S	Disabled Veterans Surviving Spouse 70% - 100	48	\$349,335
DVHS	Disabled Veteran Homestead	350	\$110,220,506
DVHSS	Disabled Veteran Homestead Surviving Spouse	17	\$4,271,644
OV65	OVER 65	1,377	\$5,890,352
OV65S	OVER 65 Surviving Spouse	13	\$55,000

PARTIAL EXEMPTIONS VALUE LOSS 3,061 \$132,424,853

NEW EXEMPTIONS VALUE LOSS \$149,275,672

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$149,275,672

New Ag / Timber Exemptions

2022 Market Value	\$1,017,518		Count: 7
2023 Ag/Timber Use	\$23,349		
NEW AG / TIMBER VALUE LOSS	\$994,169		

New Annexations

New Deannexations

2023 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
66,458	\$309,521	\$60,794	\$248,727

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
62,829	\$304,395	\$57,470	\$246,925

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
127	\$49,624,150.00	\$36,505,526