

Clearwater Underground Water Conservation District Meeting
640 Kennedy Court
Belton, TX
Wednesday, October 8, 2025
Minutes

The Clearwater Underground Water Conservation District (CUWCD) held a Workshop and Board meeting at 1:30 p.m. on Wednesday, October 8, 2025, in the Clearwater UWCD Board Room located at 640 Kennedy Court, Belton, Texas.

Board Members Present:

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

Absent:

Staff:

Whitney Ingram, General Manager
Shelly Chapman, Admin. Manager
Tristin Smith, Education & Compliance

Guests:

Mike Keester – KT Groundwater
Peter DiLillo

Cole Ruiz – Lloyd Gosselink
Sandra Blankenship – WCID#1

Daniel Alcozer – Applicant
David Toupin - Applicant

Board meeting convened with President, Jody Williams, at 1:30 p.m.

1. Invocation and Pledge of Allegiance.

Director, Jim Brown, lead the invocation.
Secretary, Gary Young, led the Pledge of Allegiance.

2. Public Comment.

No public comments.

3. Approve minutes of September 10, 2025, Board meeting and workshop.

Board members received the minutes of September 10, 2025, Board meeting and workshop in their Board packet to review prior to the meeting.

Secretary, Gary Young, moved to approve the minutes of September 10, 2025, 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 September 2025 (FY25) as presented.

Board members received the monthly financial report for September 2025 in their Board packet to review prior to the meeting.

Secretary, Gary Young, moved to accept the September 2025 financial report as presented. Director, Jim Brown, 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 September 2025 (FY25) as presented.

Board members received the monthly investment Fund account report for September 2025 in their Board packet to be reviewed prior to the meeting.

Vice President, Leland Gersbach, moved to accept the monthly Investment Fund account report for September 2025 as presented. Director, Jim Brown, seconded the motion.

Motion carried 5-0.

6. Discuss, consider, and take appropriate action, if necessary, to approve the FY25 line-item budget amendments as requested.

Shelly presented the line-item budget amendment request as follows:

1. Bell Air Conditioning – line item 54200-Bldg Repair/Maintenance:

Staff is requesting a line-item budget amendment of \$376.45 to be moved from 54400-Janitorial Supplies to cover A/C repair for the mini split system in the server room.

2. Card Services – line-item 53780-Subscriptions:

Staff is requesting a line-item budget amendment of \$41.60 to be moved from 53720-Office Supplies to cover additional subscription costs for the Austin American Statesman and Adobe.

3. Whitney Ingram – line-item 50800-Mileage Reimbursement:

Staff is requesting a line-item budget amendment of \$87.60 to be moved from 50200-Conference/Professional Development to cover mileage reimbursement for staff traveling to conduct district business.

4. Lloyd Gosselink – line-item 53703-Legal-General Rules and Accountability:

Staff is requesting line-item budget amendment of \$7,963.50 be moved from various line-items listed below to cover legal fees associated with rule changes, CTWA Open Meetings Act, and export fees.

	Line Item	Invoice \$	Available Funds	Amount Requested	From	Available Funds	Remaining Funds
Bell Air	54200-Bldg Rep/Maint	\$633.40	\$256.95	\$376.45	54400-Janitorial Supplies	\$1,293.23	\$916.78
Subscriptions	53780-Subscriptions	\$41.60	\$0.00	\$41.60	53720-Office Supplies	\$2,671.85	\$2,630.25
Whitney Ingram	50800-Mileage Reimb	\$187.60	\$0.00	\$187.60	50200-Conference/Prof Developm	\$1,403.22	\$1,215.62
Lloyd Gosselink	53703-Legal-General	\$7,963.50	0	\$1,558.50	53702-Legal End. Species	\$1,558.50	\$0.00
				\$438.35	53704-Legal Leg. Research	\$438.35	\$0.00
				\$821.50	53706-Legal GMA/DFC/MAG	\$821.50	\$0.00
				\$2,051.00	53732-Legal Permit review	\$2,051.00	\$0.00
				\$3,094.15	53731-GeoScience Permit review	\$11,247.50	\$8,153.35
				\$7,963.50			

Vice President, Leland Gersbach, moved to approve the line-item budget amendments as requested. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

7. *Discuss, consider, and take appropriate action, if necessary, to approve the FY26 line-item budget amendments as requested.*

Shelly presented the line-item budget amendment request as follows:

1. TML – line item 54105-Insurance-Liability-Vehicle:

Staff is requesting a line-item budget amendment of \$184.00 to be moved from 54102-Insurance-Property to cover increase in vehicle liability rate.

2. TML – line item 54106-Insurance-Cyber Security:

Staff is requesting a line-item budget amendment of \$250.00 to be moved from 54102-Insurance-Property to cover increase in cyber security rate.

Line Item	Invoice \$	Available Funds	Amount Requested	From	Available Funds	Remaining Funds
54105-Liability-vehicle	\$2,639.00	\$2,455.00	\$184.00	54102-Property	\$3,003.00	\$2,819.00
54106-Cyber Security	\$1,500.00	\$1,250.00	\$250.00	54102-Property	\$2,819.00	\$2,569.00

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

Motion carried 5-0.

8. Hold a public hearing on the following applications:

a. Discuss, consider, and take appropriate action, if necessary, on the application submitted by Central Texas Insulation Contractors, LLC for a combination drilling/operating permit on a new well (N3-25-003P). The permit would authorize groundwater production for domestic use not to exceed 0.2 acre-feet or 65,170 gallons per year at a maximum pumping rate of 5 gallons per minute. The well will be completed to the Middle Trinity aquifer (Hensell) in the Southwest Management Zone with a maximum 1 ¼ inch column pipe, on a 7.448-acre tract located at 15935 Cedar Valley Rd., Salado, Texas.

President, Jody Williams, began the public hearing by offering members of the public an opportunity to provide public comment on the proposed drilling and operating permit from Central Texas Insulation Contractors, LLC. There were none.

Jody officially opened the hearing at 1:41 p.m. and gave a summary of the application submitted by Daniel Alcozer for a combination drilling and operating permit for a new well to be completed in the Middle Trinity aquifer not to exceed 0.2 acre-feet/year.

Jody reviewed the procedures that would apply to the hearing and noted that the hearing had been properly noticed, and the application had undergone administrative, legal, and technical review by district staff, general counsel, and geoscience consultants.

As presiding officer, Jody will take evidence and sworn testimony, and rule on any procedural issues. He laid out the procedures for the preliminary portion of the hearing.

Jody administered an oath to all parties speaking on the application. Taking the oaths were: Whitney Ingram – CUWCD General Manager, Mike Keester – KT Groundwater Geoscience Consultant, Cole Ruiz – Lloyd Gosselink Attorney, and Daniel Alcozer – Central Texas Insulation Contractors, LLC.

Jody proceeded with the evidentiary phase of the hearing and received testimony from related parties.

Jody addressed the applicant and asked him to layout the application. Daniel Alcozer laid out the application and presented his request and the needs for a drilling and operating permit. He noted that the well would be used for bathroom facilities and drinking water for the office. He understood that the existing exempt well would need to be plugged and Tom Lovelace will plug the well.

Whitney Ingram (CUWCD) presented her executive summary noting the administrative requirements and any special provisions/requirements that were agreed upon. Whitney stated that the application is administratively complete, and the applicant has met all requirements.

Mike Keester (KTGW), the district's geoscience consultant, presented his analysis of the application. He commented that there would be negligible impact. He recommended the application be approved with special provisions as laid out in the general manager's executive summary.

Jody offered the applicant an opportunity for rebuttal for earlier testimony. The applicant had no rebuttal.

Jody asked the Board's legal counsel, Cole Ruiz, if he was satisfied that the application for an operating permit has met its legal burden. Cole replied yes contingent on the special conditions agreed to.

Jody asked if there were any additional questions or discussions. There were none.

Jody concluded the evidentiary portion of the hearing at 1:59 p.m.

Jody asked for a motion to grant or deny the request for an operating permit that includes all special provisions offered by the Board which are outlined by the general manager and district's geoscience consultant and affirmed by the district's legal counsel.

Director, Jim Brown, moved to approve the request for a combination drilling and operating permit to include all special provisions/requirements as laid out by the general manager in her executive summary and by the district consultants. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

b. Discuss, consider, and take appropriate action, if necessary, on the application submitted by Salado Airport Storage LLC for an operating permit on an existing well (N3-25-004G) to authorize the withdrawal from the Edwards BFZ aquifer for industrial use not to exceed 0.45 acre-feet or 146,632 gallons per year. The existing well is equipped with a maximum 1-inch column pipe at a maximum pumping rate of 7 gallons per minute in the Edwards BFZ Management Zone on a 2.7-acre tract located at 15741 S Interstate 35, Salado, Texas.

President, Jody Williams, began the public hearing by offering members of the public an opportunity to provide public comment on the proposed operating permit on an existing well from Salado Airport Storage. There was none.

Jody officially opened the hearing at 2:01 p.m. and gave a summary of the application submitted by David Toupin for an operating permit on an existing well completed in the Edwards BFZ aquifer not to exceed 0.45 acre-feet/year.

Jody reviewed the procedures that would apply to the hearing and noted that the hearing had been properly noticed, and the application had undergone administrative, legal, and technical review by district staff, general counsel, and geoscience consultants.

As presiding officer, Jody will take evidence and sworn testimony, and rule on any procedural issues. He laid out the procedures for the preliminary portion of the hearing.

Jody administered an oath to all parties speaking on the application. Taking the oaths were: Whitney Ingram – CUWCD General Manager, Mike Keester – KT Groundwater Geoscience Consultant, Cole Ruiz-Lloyd Gosselink Attorney, and David Toupin – Salado Airport Storage.

Jody proceeded with the evidentiary phase of the hearing and received testimony from related parties.

Jody addressed the applicant and asked him to layout the application. David Toupin laid out the application and presented his request and the needs for an operating permit. He noted that the well is an existing well for industrial use.

Whitney Ingram (CUWCD) presented her executive summary noting the administrative requirements and any special provisions/requirements that were agreed upon. Whitney stated that the application is administratively complete, and the applicant has met the requirements but will need to obtain a setback waiver from the adjacent property owner. She noted that there is not much information on the existing well. The well was not originally registered with the district. The applicant is working to encumber the acreage, and a shared well agreement will be put in place.

Mike Keester (KTGW), the district's geoscience consultant, presented his analysis of the application. He commented that there would be negligible impacts. He noted that there isn't any good information on this existing well. He recommended the application be approved with special provisions as laid out in the general manager's executive summary.

Jody offered the applicant an opportunity for rebuttal for earlier testimony. The applicant had no rebuttal.

Jody asked the Board's legal counsel, Cole Ruiz, if he was satisfied that the application for an operating permit has met its legal burden. Cole replied yes contingent on the special conditions agreed to.

Jody asked if there were any additional questions or discussions. The Board was concerned about the setback waiver being in place prior to approving the application. They agreed that the permit should not be issued administratively until the district receives the signed waiver.

Jody concluded the evidentiary portion of the hearing at 2:32 p.m.

Jody asked for a motion to grant or deny the request for an operating permit that includes all special provisions offered by the Board which are outlined by the general manager and district's geoscience consultant and affirmed by the district's legal counsel.

Director, Jim Brown, moved to grant the request for an operating permit on an existing well, subject to receipt of the setback waiver, to include all special provisions/requirements as laid out by the general manager in her executive summary and by the district consultants. Director, Scott Brooks, seconded the motion.

Motion carried 5-0.

9. Discuss, consider, and take appropriate action, if necessary, to approve the setback waiver submitted by Bryan Tullius for a new well to encroach an adjacent property to less than the required 75-foot setback per District Rule 9.5.5(e) Exception to Spacing.

The applicant is requesting an exception to the district setback of 75' from all property lines for a replacement well. The existing well is failing. Tom Lovelace is the well driller on record. The set back of 5' is being requested. The applicant owns both properties and has provided the required waiver. The original well will be plugged when the new well is drilled. Whitney recommends the Board approve the setback waiver.

Director, Scott Brooks, moved to approve the requested setback waiver. Secretary, Gary Young, seconded the motion.

Motion carried 5-0.

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

Whitney Ingram presented the General Manager's report.

- Attended Region G meeting last week. It was the end of the 6th cycle. Whitney will represent GMA8 for cycle 7.
- Belcor RHCP has been suspended indefinitely, and all work has stopped. There will be a final report explaining the reasons for the suspension.
- Staff is working on Water Symposium. Will update with more detail at the next meeting.
- Next month we will be looking at the status of all permits and reports to make sure things are being reported in the most transparent way.
- Corey has moved his office back to the main building.

11. 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. Whitney gave a brief overview of items listed.

12. Director's comments and reports.

- **Gary Young:** None
- **Scott Brooks:** None
- **James Brown:** None
- **Jody Williams:** None
- **Leland Gersbach:** None

13. Discuss agenda items for the next meeting.

- Water Symposium update
- Adopt Groundwater Management Plan Public Hearing
- Budget amendment for proposed scientific studies
- FY25 Year-end final close-out

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

Wednesday, November 12, 2025, 1:30 – CUWCD Board Room – 640 Kennedy Court, Belton

15. Adjourn.

Board meeting adjourned with President, Jody Williams, at 2:55 p.m.

Workshop convened with President, Jody Williams, at 3:03 p.m.

Workshop Item #1: Receive updates related to the 2025 Bell County Water Symposium.

Whitney gave a brief update on the Water Symposium.

Workshop Item #2: Receive TWDB comments on draft Groundwater Management Plan update.

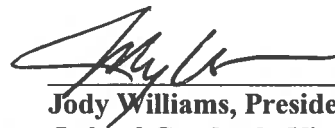
Whitney noted that the Groundwater Management Plan was approved by TWDB. The district will hold a public hearing on proposed updates at the November meeting.

Workshop Item #3: Receive request for proposed funding of additional scientific studies for FY26.

Whitney commented that during the FY26 Budget development process there were 2 projects that were not approved. With funding now available in the contingency fund, Whitney recommended the Board re-allocate funding from the contingency fund for 2 projects not originally funded. The first project would be from LRE for Technology and Analytics and continued Salamander monitoring by Pete Diaz. Whitney recapped these projects and asked the Board to consider funding these projects at the November meeting.

Workshop Item #4: Receive updates related to GMA8 DFC determination, per TWC section 36. 108.

Whitney and Mike Keester briefed the Board on GMA8 discussions and considerations.



Jody Williams, President or
Leland Gersbach, Vice President

ATTEST:



Gary Young, Secretary or
Whitney Ingram, Assistant Secretary