



Blanco-Pedernales Groundwater Conservation District

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Board Meeting Minutes

Thursday, April 16, 2026

Present: President Jimmy Klepac, Vice President Tom Murrah, James Sultemeier, Gregory Stevens

Director George Cofran absent

Staff: Erik Kubinski (GM), Joyce Waldroup (Records Manager)

Greg Ellis, Legal Counsel

Citizens: Sign-In Sheets filed separately

1. Call to Order:

President Jimmy Klepac called the Regular Board Meeting of the Blanco-Pedernales Groundwater Conservation District to order on Thursday, April 16, 2026, at 1:30 PM.

2. Invocation:

Gregory Stevens led the invocation, followed by the Pledge of Allegiance.

3. Public Comments:

One person signed up to speak under agenda item 7 (public hearings).

4. Consent Agenda:

President Klepac asked Mr. Kubinski if he wanted to elaborate on anything in the Consent Agenda. Mr. Kubinski noted that the Quarterly Investment Report is included in this month's Financial Reports.

Motion: James Sultemeier moved to approve the consent agenda; Tom Murrah seconded. Passed unanimously.

5. Public Hearing-The Woods at Flat Rock Creek permit P-20240093

The public hearing opened at 1:53 PM. Erik Kubinski said the project was waiting on a Certificate of Convenience and Necessity (CCN) before it could be administratively complete. The subdivision is on the north side of the county and includes three wells (public water supply, monitoring, and fire suppression/POA irrigation). The request is for 46

gallons per minute and 9,710,360 gallons per year. No public comments were received. The hearing closed at 2:04 PM.

6. Discuss and possible action on The Woods at Flat Rock Creek permit P-20240093

Action was postponed until after the rule amendments, since permits are suspended pending rule changes.

7. Public Hearing: proposed District Rule Amendments

The public hearing opened at 2:04 PM. Ron Fieseler spoke and raised concerns about several proposed changes, including the aquifer test trigger (20 million gallons vs. 10 million), clearer language on end users and contracts, CCN references (TCEQ vs. PUC when required), removing the word “share” in desired future conditions language, and the complexity of export permit rules. He also suggested using natural gamma ray logs instead of spontaneous potential logs. The hearing closed at 2:20 PM.

8. Discuss and possible action on the proposed District Rule Amendments

Attorney Greg Ellis responded to the comments and explained the reasons for the draft changes. The board discussed edits including removing “share” from language on model available groundwater, fixing a reference error, limiting CCN requirements to cases required by law, and removing a mandatory meter requirement while keeping measurement and reporting requirements for non-exempt wells.

Director James Sultemeier opposed requiring meters on all wells, citing commitments made when the district was formed. He supported focusing on better data from public water systems instead of metering individual wells.

Motion: James Sultemeier moved to adopt Resolution 20260416-5 approving the amended rules, including a grace period for existing wells until April 16, 2027; Gregory Stevens seconded. Passed unanimously.

9. Discuss and possible action on referring the Lagom permit P-20250112 permit application to a hearing examiner for a prehearing conference/preliminary hearing

Erik Kubinski and Greg Ellis named Judge Alicia Franklin York as the hearing examiner for the contested case. The flat fee for the preliminary hearing is \$3,500. The examiner will

decide which protestants have standing and which issues can move forward to a full evidentiary hearing.

Motion: James Sultemeier moved to refer the Lagom application to the hearing examiner for preliminary hearing and to instruct the General Manager and General Counsel to contact hearing examiner Alicia Franklin York; Gregory Stevens seconded. Passed unanimously.

10. Discuss and possible action on proposed Desired Future Condition and public comment period

Erik Kubinski reviewed the Desired Future Condition (DFC) timeline. A required 90-day public comment period must start by April 10th and end by July 9th. The board must also set a public hearing date for the DFC.

Motion: Gregory Stevens moved to hold the DFC public hearing at the next regular board meeting in May and to direct the General Manager to post and publish notice in strict compliance with Texas Water Code and district rules; James Sultemeier seconded. Passed unanimously.

11. Discuss and possible action regarding authorization to develop a work order for water-level reporting enhancements supporting Desired Future Condition compliance, karst geology safety metrics, and drought reporting

Erik Kubinski proposed a work order to improve water-level reporting for DFC compliance, 10-year reporting, karst geology safety metrics, and drought reporting. The cost is expected to be under \$10,000 and would be done by the current consultant, Intera. Tom Murrah asked for more time to review.

The item was postponed to the May meeting for a fuller review of scope and funding.

12. Discuss and possible action on district drought status and drought conditions

Erik Kubinski reported the district is now in Stage 3 drought conditions in both watersheds, improved from Stage 4. He noted the district can set different drought stages by watershed if needed.

Motion: Gregory Stevens moved to change the drought status from Stage 4 to Stage 3 for both watersheds based on monitor well data; Tom Murrah seconded. Passed unanimously.

13. Discuss and possible action on Resolution 20260416-1 Resolution Requesting Enhanced Authority to Address Groundwater Impacts From Data Centers and Other Concentrated Demand Locations

Erik Kubinski presented Resolution 20260416-1, which asks the Legislature to strengthen the district’s authority to address groundwater impacts from data centers and other high-demand sites. The request includes tools such as density limits, impact assessments, data transparency, and emergency powers, and aligns with similar efforts by Blanco County and other local governments.

Motion: Gregory Stevens moved to approve the resolution; James Sultemeier seconded. Passed unanimously.

14. Discuss and possible action regarding the adoption of the District's Records Management Policy and the ratification of the General Manager as Records Management Officer effective July 8, 2024, including certification of compliance with TSLAC retention schedules for General, Elections and Tax records.

Erik Kubinski said the district must adopt a records management policy and ratify his role as Records Management Officer effective July 8, 2024. The policy follows TSLAC retention schedules for general, elections, and tax records.

Motion: James Sultemeier moved to adopt Resolution 20260416-3 to adopt the records management policy, ratify the General Manager as Records Management Officer, and certify compliance with Texas Local Government Code requirements; Gregory Stevens seconded. Passed unanimously.

15. Discuss and possible action to establish a Board Legislative Committee

Erik Kubinski recommended a two-member Board Legislative Committee to respond faster during the upcoming legislative session while avoiding “walking quorum” issues.

President Jimmy Klepac appointed Gregory Stevens and James Sultemeier to the committee.

Motion: James Sultemeier moved to adopt Resolution 20260416-4 establishing the legislative committee; Tom Murrah seconded. Passed unanimously.

16. Discuss and possible action on approving a Legislative Representation Services Agreement

Erik Kubinski recommended hiring Attorney Greg Ellis for legislative representation. Ellis described his approach, focused on education rather than traditional lobbying. The 18-month agreement totals \$64,000, with payments aligned to the district’s budget cycle.

Motion: James Sultemeier moved to approve the legislative representation services agreement; Tom Murrah seconded. Passed unanimously.

17. General Managers Report

Erik Kubinski reported: the Johnson City permit amendment board order is complete; he reviewed the CB Wines tourism water availability study (needs revisions before certification); and he attended a webinar on brackish groundwater. He also noted facility upgrades (new windows and planned door replacements for security). Legislative meetings are scheduled on April 29th with several state representatives and senators.

18. Set future meeting dates and propose future agenda items

The next meeting is May 21st and will include the DFC public hearing. The June meeting is June 18th.

19. Adjournment

Tom Murrah moved to adjourn, and James Sultemeier seconded. All concurred. The meeting adjourned at 4:49pm.



Jimmy Klepac, Board President

Date Signed: May 21, 2026



Gregory Stevens, Board Secretary-Treasurer

Date Signed: May 21, 2026

