

**PANHANDLE GROUNDWATER  
CONSERVATION DISTRICT  
BOARD OF DIRECTOR'S REGULAR MEETING  
MINUTES**

DISTRICT OFFICE - Windmill Room  
201 W. Third Street, White Deer, Texas  
December 7, 2021 – 9:00 a.m.

Those Present Were:

Jim Thompson	President
Chancy Cruse	Vice President
Charles Bowers	Director
Bill Breeding	Director
Devin Sinclair	Director
John R. Spearman	Director
David Hodges	Director
Lee Peterson	Director
Danny Hardcastle	Director
Britney Britten	General Manager
Aspen Edgar	PR/Education Director

Guests Present: Jason Coleman, High Plains Water District; Chad Pernell, CRMWA; Kent Satterwhite CRMWA; Ryan Berry, Lance Williams

President Thompson called the Regular Meeting to order at 9:41 a.m.

No Public Comment

1. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM OCTOBER 26, 2021

***Bill Breeding made the motion to approve the minutes from October 26, 2021, seconded by Charles Bowers. Motion passes unanimously.***

2. CONSIDERATION AND POSSIBLE ACTION ON EXPENDITURES

- a) October 2021
- b) November 2021

***John R. Spearman made the motion to approve the October 2021 expenditures, seconded by Bill Breeding. Motion passed unanimously.***

***Lee Peterson made the motion to approve the November 2021 expenditures, seconded by Danny Hardcastle. Motion passed unanimously.***

3. CONSIDERATION AND POSSIBLE ACTION ON METER REPAIR ISSUE FOR METER NUMBER 8101581

Guest, Lance Williams, explained that one of his underground pipes burst and he thinks it is due to our Field Technician closing a valve and not opening it back up. Director, Danny Hardcastle, asked Williams what the cost to fix the pipe is. Williams said it will be around \$6,000.00 in parts and \$3,000.00 in labor. Field

Technician who performed the repair said he had no recollection of turning the valve off or not, however, it is something he does from time-to-time when performing repairs. Director Lee Peterson said it would have been helpful for Mr. Williams to take pictures or call the District before repairs started, that way we could have evaluated the situation. Director Bowers noted he had underground pipe burst before, and there could have been other factors at play here, and there was no way to know completely if the District caused the issue or not.

***Danny Hardcastle motioned that the District pay for the damages when we receive the final invoice, seconded by Chancy Cruse. Motion passed unanimously.***

#### 4. CONSIDERATION AND POSSIBLE ACTION ON AMENDMENTS DISTRICT METER STANDARDS

President Thompson requested that field technicians have a checklist and take pictures of every step they take when doing any repairs. Director Breeding suggested we add a release form that landowners will sign after any meter repairs are done and directed Britten to work on that for next meeting.

***Bill Breeding motioned to table the amendment meter standards and let the staff work on it until the next Board meeting, seconded by Charles Bowers. Motion passed unanimously.***

#### 5. CONSIDERATION AND POSSIBLE ACTION ON AG LOANS

- a. Steve Hightower Family Farms, LLC requested a loan amount of \$94,220 with a 1.08% interest rate over an 8-year span.
  - i. ***John R. Spearman motioned to approve the Ag Loan for Steve Hightower Family Farms, LLC, seconded by Bill Breeding. Motion passed unanimously.***
- b. Mark & Sheri Urbanczyk requested a loan amount of \$150,000 with a 1.08% interest rate over an 8-year span for an irrigation system.
  - i. ***Danny Hardcastle motioned to approve the Ag Loan for Mark & Sheri Urbanczyk, seconded by Lee Peterson. Motion passed unanimously***
- c. David Biggs requested a loan amount of \$150,000 with a 1.08% interest rate over an 8-year span for a Zimmatic Sprinkler.
  - i. ***Charles Bowers motioned to approve the Ag Loan for David Biggs, seconded by Bill Breeding. Motion passed unanimously.***

#### 6. CONSENT AGENDA- DRILLING PERMITS

The following items are a part of the Consent Agenda. All Well Permit requests have been thoroughly reviewed by the staff, are administratively complete and the Assistant General Manager and Permitting Administrator is recommending issuance.

##### **RECLASSIFY WELLS –**

1. Friemel Family Farms requests to reclassify irrigation well #661150 located in the NE4 of Section 212, Blk B-4, H&GN Survey in Armstrong Co. from an 8” to a 4” well.
2. Friemel Family Farms requests to reclassify well #661253 located in the SE4 of Section 189, Blk B-4, H&GN Survey in Armstrong Co. from an 8” to a 4” well.

Britten stated we did flow test these and they are both fall within the correct gallons per minute for the reclassification.

*Bill Breeding made the motion to reclassify both wells, seconded by Danny Hardcastle. Motion passed unanimously.*

**DRILLING PERMITS FOR WELLS PUMPING MORE THAN 25,000 GALLONS A DAY  
OR 17.5 GPM-**

- a) Friemel Family Farms – A 5” well to be drilled on 2463 acres by Lichtie Drilling by 11.15.21 in the NW4 of Sec 212, Blk B-4 H&GN Survey (being located approx. 5 mi W of Claude on FM 1151 to the intersection of FM 1151 & CR 10, S side of FM 1151, W side of CR 10) **ARMSTRONG COUNTY**
- b) Friemel Family Farms – A 5” well to be drilled on 2463 acres by Lichtie Drilling by 11.30.21 in the SE4 of Sec 189, Blk B-4, H&GN Survey (being located approx. 5 mi W of Claude on FM 1151 to the intersection of FM 1151 & CR 10, S side of FM 1151, W side of CR 10) **ARMSTRONG COUNTY**
- c) Austin Bamert – An 8” well to be drilled on 1792 acres by Lichtie Drilling by 12.1.21 in the NW4 of Sec 64, Blk 2, TT RR Survey (being located approx. 4 mi N of Panhandle on Hwy 207 to the intersection of CR 16 & Hwy 207, then approx. ¾ mi W on CR 16, W side of Hwy 207, S side of CR 16)  
**CARSON COUNTY**
- d) Austin Bamert – An 8” well to be drilled on 1792 acres by Lichtie Drilling by 12.1.21 in the NW4 of Sec 87, Blk 2, TT RR Survey (being located approx. 4 mi N of Panhandle on Hwy 207 to the intersection of CR 16 & Hwy 207, then approx. 1 ½ mi W on CR 16, W side of Hwy 207, S side of CR 16)  
**CARSON COUNTY WELL #1**
- e) Austin Bamert – An 8” well to be drilled on 1792 acres by Lichtie Drilling by 12.1.21 in the NE4 of Sec 87 Blk 2, TT RR Survey (being located approx. 4 mi N on Panhandle on Hwy 207 to the intersection of CR 16 & Hwy 207, then approx. 1 mi W on CR 16, W side of Hwy 207, S side of CR 16)  
**CARSON COUNTY WELL #2**

*Charles Bowers motioned to approve items a & b, seconded by John R. Spearman. Motion passed unanimously.*

*Danny Hardcastle motioned to approve items c, d & e, seconded by Charles Bowers. Motion passed unanimously.*

7. CONSIDERATION AND POSSIBLE ACTION ON THE DISTRICT’S BOUNDARY ISSUE WITH HPWD

Britten told the Board that the District has sent all letters to effected landowners, and attorneys have yet to receive any waivers. Bowers suggested it may be beneficial to send out a joint letter with HPWD stating that if we don’t get a response by February 1<sup>st</sup>, it will be considered that you, as the landowner, agree with the boundary in place.

*Lee Peterson made the motion to send out a joint letter with HPWD to all effected landowners, seconded by Bill Breeding. Motion passed unanimously.*

8. CONSIDERATION AND POSSIBLE ACTION ON DISTRICT IRS DEPLETION PROGRAM

Britten stated we hire a land appraiser, Gary Sutherland to go out and do a cost of water analysis. Gary has raised some concerns that more people are keeping land sales private thus making it hard for him to get values and do an appropriate analysis. He is requesting the Board help in getting said values. Gary stated they look at dryland sales and anything that is not irrigated. They also evaluate the irrigated land sales, noting they do take off the value associated with pivots, motors, etc. District Hydrogeologist, Ashely Ausbrooks, explained the process of creating the saturated thickness maps to the Board. The way making that map works is by taking data from last year and creating a contour map, then subtract those contours from the previous years to get the 1-year change in feet. Landowners must have water-developed land in order to participate in the program.

***Bill Breeding made the motion to continue the IRS Depletion Program, seconded by Lee Peterson. Motion passed unanimously.***

9. STAFF UPDATES

Britten announced Katie Hodges as Office Manager for the District.

10. MANAGER'S REPORT

Britten stated our Water Conservation Symposium is set for Wednesday, February 16, 2022.

11. CONSIDERATION AND POSSIBLE ACTION TO SET FUTURE MEETING DATES

Next Board Meeting is set for Thursday, January 27<sup>th</sup> at 9:00 a.m.

12. EXECUTIVE SESSION ON LISTED AGENDA ITEMS

No action taken.

13. ADJOURN

***Lee Peterson motioned to adjourn, seconded by John R. Spearman Jr. Meeting adjourned at 12:09 p.m.***

  
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David Hodges, Secretary

  
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Jim Thompson, President