**PANHANDLE GROUNDWATER**

**CONSERVATION DISTRICT**

**BOARD OF DIRECTOR’S PUBLIC MEETING AND REGULAR MEETING**

DISTRICT OFFICE **-** Windmill Room

201 W. Third Street, White Deer, Texas

October 26, 2021 – 9:00 a.m.

**Agenda**

1. CALL PUBLIC MEETING TO ORDER
2. INTRODUCTIONS
3. EXPLANATION OF DISTRICT TAX ABATEMENT GUIDELINES AND CRITERIA
4. PUBLIC COMMENT – Please limit comments to 3 minutes
5. ADJOURN PUBLIC MEETING
6. CALL REGULAR MEETING
7. PUBLIC COMMENT – Please limit comments to 3 minutes
8. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION TO REAUTHORIZE GUIDELINES AND CRITERIA FOR PROPERTY TAX ABATEMENTS
9. CONSIDERATION AND POSSIBLE ACTION ON AN APPLICATION FOR PROPERTY TAX ABATEMENT UNDER CH. 312 OF THE TEXAS TAX CODE, DESCRIBED AS FOLLOWS:

a)  Property Owner: Park west Corporate Center, Ltd., a Texas limited partnership. The Property is expected to be purchased by Encompass Health Texas Real Estate, LLC or related entity.

b) Applicant for Tax Abatement: Encompass Health Texas Real Estate, LLC, a Delaware limited liability company (real property) and Encompass Health Rehabilitation Hospital of Amarillo, LLC, a Delaware limited liability company (equipment)

c) Enterprise / Reinvestment Zone: Reinvestment Zone No. 14, being 7.29 acres north of the intersection of Wallace Blvd. and Gentry Dr.

d) Anticipated Improvements: Construction of an approx. 40-bed inpatient rehabilitation hospital, related site improvements, and purchase of appropriate furnishings and equipment.

1. Estimated Cost of the Improvements: Facility: $21,900,000; Equipment: $4,500,000; Total: $26,400,000

**\*\*\*The above agenda item was posted in accordance with Ch. 312 of the Texas Tax Code with a 30-day notice on September 24, 2021.**

1. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FROM SEPTEMBER 23, 2021
2. CONSIDERATION AND POSSIBLE ACTION ON SEPTEMBER 2021 EXPENDITURES
3. CONSIDERATION AND POSSIBLE ACTION ON

a) Enforcement regarding a 1” domestic well drilled for Alma Gonzales by DB&E Drilling in Potter County without required registration; and

b) Spacing Exception for a 1” domestic well drilled for Alma Gonzales by DB&E Drilling in Potter County, subject to a future permit hearing under District Rule 10.1(b).

1. CONSIDERATION AND POSSIBLE ACTION DRAFT RULE 3.3 (e) FOR HEARING
2. CONSIDERATION AND POSSIBLE ACTION ON THE DISTRICT’S BOUNDARY ISSUE WITH HPWD
3. CONSIDERATION AND POSSIBLE ACTION TO APPOINT GEORGE BOMAR AS PGCD’S REPRESENTATIVE ON THE TEXAS WEATHER MODIFICATION ASSOCIATION
4. CONSIDERATION AND POSSIBLE ACTION ON THE RESOLUTION TO TERMINATE SOUTHERN FARM BUREAU DEFERRED COMPENSATION RETIREMENT PLAN
5. CONSIDERATION AND POSSIBLE ACTION ON QUARTERLY PRODUCTION REPORTS AND OUT OF DISTRICT TRANSPORTATION REPORTS FROM THE CITY OF AMARILLO, CONOCO PHILLIPS, CRMWA, THE CITY OF BORGER, THE CITY OF FRITCH, THE CITY OF MEMPHIS, THE CITY OF CLARENDON, BRICE-LESLEY, AND GREENBELT WATER AUTHORITY
6. CONSIDERATION AND POSSIBLE ACTION ON CONTRACT WITH ALLEN & ORTEGA CPA TO CONDUCT AUDIT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2021
7. CONSIDERATION AND POSSIBLE ACTION ON THE BALLOT FOR ARMSTRONG COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE 2022-2023 TERM
8. CONSIDERATION AND POSSIBLE ACTION ON THE BALLOT FOR GRAY COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS
9. CONSIDERATION AND POSSIBLE ACTION ON THE DEED FOR THE PRIVATE PROPERTY SALE IN POTTER COUNTY
10. 1309 N Harrison BID: $3,960.00
11. CONSIDERATION AND POSSIBLE ACTION TO ERROR OFF TAXES ONE DOLLAR OR LESS IN CARSON COUNTY FOR THE 2021 TAX ROLL TOTALLING APPROXIMATELY $25
12. 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 – NONE**

**DRILLING PERMITS FOR WELLS PUMPING MORE THAN 25,000 GALLONS A DAY**

**OR 17.5 GPM-**

1. Richard DeVuyst – An 8” well to be drilled on 2352 ac by Hydro Resources by 10.9.21 in the NE4 of Sec 6, Blk 3, I&GN Survey (being located E of Pampa on Hwy 60, approx. 2 mi E of the Hwy 60 & Hwy 152 to CR 16, W side of CR 16, S side of Hwy 152)

**GRAY COUNTY**

1. Kevin McGarraugh Trust – A 6” well to be drilled on 1476.13 ac by Hydro Resources by 10.15.21 in the NE4 of A Cooper Survey (being located approx. 1 mi S of the Roberts/Ochiltree county line, approx.

2 ½ mi W of Hwy 70) **ROBERTS COUNTY**

1. Ken Wischkaemper – A 6” well to be drilled on 426.26 ac by First Priority Drilling by 11.1.21 in the SW4 of Sec 50, Blk 13, H&GN Survey (being located E of Shamrock on Hwy 2033 approx. 3 ½ mi, N side of 2033 S side of I-40) **WELL # 1**  **WHEELER COUNTY**
2. Ken Wischkaemper – A 6” well to be drilled on 426.26 ac by First Priority Drilling by 11.1.21 in the SE4 of Sec 50, Blk 13, H&GN Survey (being located E of Shamrock on Hwy 2033 approx. 4 mi, N side of 2033 S side of I-40) **WELL # 2**  **WHEELER COUNTY**
3. STAFF UPDATES
4. MANAGER’S REPORT
5. CONSIDERATION AND POSSIBLE ACTION ON GENERAL MANAGER’S SALARY AND BENEFITS
6. CONSIDERATION AND POSSIBLE ACTION TO SET FUTURE MEETING DATES
7. EXECUTIVE SESSION ON LISTED AGENDA ITEMS
8. ADJOURN

At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon’s Texas Codes, Annotated, the Panhandle Groundwater Conservation District Board of Directors may meet in executive session on any of the above agenda items for consultation concerning legal matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076), or for any other purpose authorized by Chapter 551 of the Texas Government Code. Any subject discussed in executive session may be subject to action during an open meeting.

**The presiding office of the Board, prior to the Board meeting in executive session, will announce that a closed meeting will be held and will publicly identify the section or sections of the Government Code Chapter 551 under which the closed meeting is to be held.**

**PUBLIC NOTICE**

This complies with Section 551.043, of the Open Meetings Act, requiring posting of the items to be considered at least 72 hours prior to the meeting. Notice has been filed with the Secretary of State’s office in Austin, at a place convenient to the public in the administrative office of the District and on the District’s website, in compliance with Section 551.053 of the Open Meetings Act.

Posted this October 21, 2021, at 201 W. Third Street, White Deer, Texas at 1:03 p.m

\_\_\_\_\_\_Katie Hodges\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Katie Hodges, Panhandle Groundwater Cons. District

**NOTICE OF TAX ABATEMENT CONSIDERATION**

**PANHANDLE GROUNDWATER CONSERVATION DISTRICT**

**DATE:** October 26, 2021,  **TIME:** 9:00 A.M.

**PLACE:** Panhandle Groundwater Conservation District- DISTRICT OFFICE-

Windmill Room, 201 W Third, White Deer, Texas

**PURPOSE:** The Panhandle Groundwater Conservation District will consider and take appropriate action on an application of property tax abatement under Chapter 312 of the Texas Tax Code, describes as follows:

**Property Owner:** Park west Corporate Center, Ltd

**Applicant for Tax Abatement:**  Encompass Health Texas Real Estate, LLC

**Enterprise/Reinvestment Zone:** Reinvestment Zone No. 14, being 7.29 acres north of the intersection of Wallace Blvd. and Gentry Dr.

**Anticipated Improvements:** Construction of an approx. 40-bed inpatient rehabilitation hospital, related site improvements, and purchase of appropriate furnishings and equipment.

**Estimated Cost of the Improvements**: Facility: $21,900,000; Equipment: $4,500,000; Total: $26,400,000

**FOR DETAILED INFORMATION CALL PANHANDLE GROUNDWATER CONSERVATION DISTRICT AT (806)-883-2501**

**PUBLISH:** September 24, 2021