

**MINUTES OF BOARD MEETING and PUBLIC HEARINGS
REEVES COUNTY GROUNDWATER CONSERVATION DISTRICT**

119 South Cedar St., Pecos, Texas 79772

Thursday, November 20, 2025, at 5:00 p.m., Meeting Agenda

1. President Benjamin Burnham called the meeting to order at 5:05 p.m. and declared meeting open to the public. A quorum of directors was present. Directors Nancy Martinez, Ginny Barmore, and Cecil Lee were present in person. Directors David Dominguez and Luke Brown attended via Zoom. Director Lee Young was absent. Emily Rogers, attorney for the District, attended via Zoom.
2. Public Comment:
 - a. No Public Comment
3. Discussion and action to approve minutes:
 - a. of the October 8, 2025, Special Meeting.
 - i. **Motion** was made by Ginny Barmore and seconded by Nancy Martinez to approve minutes of the October 8, 2025, special meeting. No discussion. All voted in favor, 6-0.
 - b. of the October 16, 2025, Regular Board Meeting.
 - i. **Motion** was made by Nancy Martinez and seconded by Ginny Barmore to approve minutes of the October 16th, 2025, meeting. No discussion. All voted in favor, 6-0.
4. Discussion and possible action on October financial statements.
 - a. Motion was made by Ginny Barmore and seconded by Nancy Martinez to approve the October 2025 financial statements. No discussion. All voted in favor, 6-0.
5. Discussion and possible action on October payment of bills.
 - a. Motion was made by Ginny Barmore and seconded by Nancy Martinez to approve the September 2025 payment of bills. No discussion. All voted in favor, 6-0.
6. General Manager's Report:
 - a. Current stakeholder meetings, conferences attended & correspondence.
 - b. Operations report (bank, tax & investment statements; drilling report; drought map)
 - c. Current well registrations/permits.
 - i. No action taken on General Manager's Report.
7. Public Hearing on Drilling Permit and Production Permit:
 - a. Drilling Permit #RC6457 and Production Permit #RC6458, Well RC3441, Raney Kimberly Beth Trust, 3,200 acres, requesting 806.5 AF/YR (production), 200 GPM. AB 4385 BLK 58 SEC 26 7.6 miles S of intersection N FM 2119 & CR 232 112 in Reeves County, Texas. Livestock, Oil & Gas Rig Supply, Fracking use.
 - b. Drilling Permit #RC6459 and Production Permit #RC6458, Well RC3442, Raney Kimberly Beth Trust, 3,200 acres, requesting 806.5 AF/YR (production), 500 GPM. AB 4385 BLK 58 SEC 26 7.6 miles S of intersection N FM 2119 & CR 232 112 in Reeves County, Texas. Livestock, Oil & Gas Rig Supply, Fracking use.
 - c. Drilling Permit #RC6460 and Production Permit #RC6458, Well RC3443, Raney Kimberly Beth Trust, 3,200 acres, requesting 806.5 AF/YR (production), 500 GPM. AB 4385 BLK 58 SEC 26 7.6 miles S of intersection N FM 2119 & CR 232 112 in Reeves County, Texas. Livestock, Oil & Gas Rig Supply, Fracking use.
 - i. Public Hearing Open at 5:49PM
 - ii. No Public Comment
 - iii. Public Hearing Closed at 5:50PM
8. Discussion and possible action on Drilling Permits and Production Permits.

- a. Motion was made by Ginny Barmore and seconded by Nancy Martinez to approve the Drilling Permits and Production Permits as presented. No discussion. All voted in favor, 6-0.
9. Discussion and possible action on Historic Use Permits:
- a. Historic Use Permit# RC6465, 1 Well: RC2511, Hiebert Ray Dean ETUX Phyllis, 248.00 acres, requesting 645.2 AF/YR (production), 400 GPM pump (rate). BLK 13 SEC 182 H&GN RR CO. .23 miles N of CR 330 & HWY 17 intersection in Reeves County, Texas. Irrigation Use.
 - i. Motion was made by Luke Brown and seconded by Ginny Barmore to approve the Historic Use Permits as presented. No discussion. All voted in favor, 6-0.
10. Discussion and possible action on purchase of building located at Lots 1,2,3,4 BLK 67 ORGPECOS.
- a. General Manager Greg opened discussion by reviewing an email from the seller's broker. He explained that the District had previously entered into an earnest money contract after inspecting the building, but due to delays related to the seller's representative undergoing surgery and subsequent requested revisions, the seller now seeks a new clean contract. Signing the new contract would extend escrow by 30 days, allowing the District to continue due diligence. The current contract is set to expire next week, and the broker has requested an update.

Greg summarized inspections completed to date, including roofing, HVAC, sewer scope, and general building inspection. He noted that the building is being sold "as is" and requires significant work. Roofing bids ranged from \$88,000 to \$125,000, HVAC repairs were estimated at \$28,000, and the general inspection highlighted numerous issues, most of which C.J. Zuniga characterized as cosmetic aside from the roof. Zuniga estimated repairs at approximately \$291,500. Greg compared these costs to local construction values, noting that even with repairs, the purchase price and improvements would remain below the cost of new construction in Pecos. He calculated the building's square footage at 5,654 SF, with a purchase price of \$490,000 equating to \$86.66 per SF. Including repairs, the total investment would be approximately \$897,000, or \$158 per SF, compared to new construction costs of \$250 per SF or more. Zuniga further advised that replicating the building with its brick construction would cost \$2.5–3 million.

Directors discussed inspection details and long-term suitability of the building.

 - i. **Director Ginny Barmore** highlighted sewer scope findings indicating cast iron deterioration, noting that once cast iron begins to crumble, repairs become necessary.
 - j. **Director Nancy Martinez** emphasized that pricing must be appropriate given the roof condition and observed that prior roofing work had been poorly executed, covering vents and requiring extensive correction.
 - k. **Director Cecil Lee** advised against a metal roof and noted that plumbing repairs were feasible. He also cautioned that new construction would require significant time and resources, including travel and lodging for contractors.
 - l. **Director David Dominguez** observed that the building has "good bones" and a favorable location, with most issues being cosmetic aside from the roof. He suggested exploring newer sewer line technologies and noted that the asking price could potentially be negotiated during the bidding process.
 - m. **Director Luke Brown** inquired about city code compliance, asking what requirements the District might face. Attorney Emily Rogers clarified that RCGCD would be subject to the same permitting requirements as any entity, and that compliance would be based on standard city building codes. Luke added that while he

respected Zuniga's assessment, he was curious whether the building had been evaluated specifically through the lens of code compliance.

- b. Attorney Emily Rogers further advised that the District will need to follow state-mandated competitive bidding procedures for repairs. She explained that the current process is intended to provide a ballpark understanding of costs, but formal bidding could yield different results. She confirmed that if the District withdraws within the contract period, only \$500 would be forfeited while earnest money would be returned.
 - c. No Action Taken on building located at Lots 1,2,3,4 BLK 67 ORGPECOS
- 11. Public Hearing on proposed amendments to District Bylaws.
 - a. Public Hearing Open at 6:10PM
 - b. No Public Comment
 - c. Public Hearing Closed at 6:10PM
 - 12. Discussion and possible action on proposed amendments to District Bylaws.
 - a. Motion was made by Nancy Martinez and seconded by Cecil Lee to approve the proposed amendments to District Bylaws as presented. No discussion. All voted in favor, 6-0.
 - 13. Discussion and possible action regarding the reappointment of the following Board Members to new four (4) year terms beginning January 2026 and ending December 2029, pursuant to Section 2.02 of the RCGCD Bylaws:
 - a. David Dominguez – representing the Municipal interest
 - b. Ginny Barmore – representing the Rural interest
 - c. Luke Brown – representing the Agricultural interest
 - 1. General Manager Greg asked Directors Ginny Barmore, Luke Brown, and David Dominguez if they wished to continue serving on the Board. Each affirmed their interest in reappointment. Greg stated that he would forward the necessary information to the Reeves County Commissioners Court for consideration at its next session.
 - 2. No Action Taken
 - 14. Discussion and possible action on GMA3 update and consultant invoice changes.
 - a. No Action Taken
 - 15. Discussion and possible action on Resolution authorizing the General Manager to request an amendment of brackish groundwater production zones to the Texas Water Development Board on behalf of the District.
 - a. No Action Taken
 - 16. Discussion and possible action on Resolution in support of and authorizing the General Manager to support the Middle Pecos Groundwater Conservation District's request for an amendment of brackish groundwater production zones with the Texas Water Development Board on behalf of the District.
 - a. Motion was made by Cecil Lee and seconded by Nancy Martinez to approve the Resolution in support of and authorizing the General Manager to support the Middle Pecos Groundwater Conservation District's request for an amendment of brackish groundwater production zones with the Texas Water Development Board on behalf of the District as presented. No discussion. All voted in favor, 6-0.
 - 17. Discussion and possible action on Sponsorship of Sul Ross State University/Water in the Desert 2026 for \$10,000.

- a. Motion was made by Cecil Lee and seconded by Ginny Barmore to approve the Sponsorship of Sul Ross State University/Water in the Desert 2026 for \$10,000 as presented. No discussion. All voted in favor, 6-0.
18. Discussion and possible action on Reeves County Injection Well applications. Presentation by Dr. Ron Green, consultant for Southwest Research Institute.
 - a. Director Luke Brown asked whether Dr. Green was recommending that the District protest every injection well application as a precaution. Dr. Green confirmed that he was, explaining that filing a protest ensures the District has standing in the process, even if the applicant does not ultimately pursue the permit. He noted that once a protest letter is filed, RCGCD secures a seat at the table as matters progress.
 - b. General Manager Greg noted that, to his knowledge, the District has only filed such a protest once during his tenure, regarding an application south of Saragosa near Balmorhea. He stated he would gather information on how other groundwater conservation districts approach this issue and report back to the Board.
 - c. Attorney Emily Rogers advised that, given the short statutory timeframe for filing protests, the Board may wish to consider granting a broad authorization allowing the General Manager to file protests on behalf of the District when appropriate.
 - d. No Action Taken
 19. Discussion and possible action on correspondence received.
 - a. TCEQ – Notice of Receipt of Application and Intent to Obtain Water Quality Permit Renewal Permit No. WQ0015046001 – Quail Run Services, LLC P.O. Box 340, Gainesville, Texas 76241 - Pollutant Discharge Elimination System.
 - b. TCEQ – Notice of Draft Federal Operating Permit, Draft Permit No. 04721 – Abilene Data Center Campus Master Association, 255 Fillmore St, Denver, CO 80206-5030 - Initial Issuance of Federal Operating Permit.
 - c. TCEQ - Notice of Application and Preliminary Decision For TPDES Permit For Municipal Wastewater - Renewal Permit No. WQ0010245001 – Town of Pecos City, PO BOX 929 Pecos, TX 79772
 20. Discussion and possible action on date and time of next Board Meeting and items to consider at next Board Meeting.
 - a. Next Board Meeting 12/18/2025 at 5:00pm
 - b. Public Hearing on Drilling and Production Permits
 - c. GMA3 update and consultant invoice changes
 - d. Resolution authorizing the General Manager to request an amendment of brackish groundwater production zones to the Texas Water Development Board on behalf of the District.
 - i. No Action Taken on correspondence received.
 21. Discussion and possible action to adjourn.
 - a. Motion was made by Ginny Barmore and seconded by Nancy Martinez to adjourn at 6:20 PM. No discussion. All voted in favor, 6-0.

Dated the 20th day of November 2025.


Ben Burnham, President


Ginny Barmore, Secretary