

## Regular Meeting Minutes

Date: May 12, 2026

Time: 6:00 PM

Place: 110 W California Street, Texas, 76380

### **Directors Present**

David Albus, President

Loy Studer, Vice-President

Jim Cowsert

Kenny Cockrell

Jimmy Burson

Freddie, Livingston, Jr

Ross Short

Chris Orsak

### **Directors Absent**

Jerry Bob Daniel

### **District Staff Present**

Lynn Smith, PG, General Manager

### **Others Present**

Ty Embry, District Counsel. Lloyd Gosselink

### **Regular Meeting**

The regular meeting was called to order by David Albus, Board President at 6:02 PM.

The minutes from the Regular Board Meeting held April 28, 2026, were reviewed for accuracy and completeness. Following review, a motion was made by Junior and seconded by Ross to approve the minutes, as written. Motion carried by unanimous vote.

Junior reported on his discussions with the City of Seymour and NCTMWA regarding their failure to submit adequate responses to the 2026 PWS Audit. He stated that Seymour had let it slip and they agreed to get the form and supporting data to the District within a week of their discussion and that they are aware that we may tighten up our rules a bit. He reported that NCTMWA did not believe further information was necessary and that they were not concerned about the District tightening our rules regarding production caps.

Lynn presented the updated data from the public water supply audit and discussed how a circumstance like the City of Rule presented would be handled. He also discussed the significant issue of shared water production on water leases.

Ty led the discussion with the Board regarding picking one type of user out for stricter rules and described how that likely would result in potential constitutional claims outside of other Chapter 36 issues that might exist.

With guidance from Ty, the Board proposed they review a draft set of rules at their next meeting that incorporates the following: reduce production cap to 2 ACFT/AC, new well locations would be minimum of 50' off property and 300' from existing wells, well density would not exceed 4 wells per 1/8 section (80 acres), and new non-exempt wells would be metered at the well or at a common point such as a pivot or drip station. This motion was made by Loy with second by Jimmy. Motion passed with all directors' support except Ross who opposed. Ross stated his opposition was only due to metering and he supported the other parts of the motion.

Ty provided the Board a roadmap to get from tonight's action to final rules, the next step being reviewing a draft set of rules incorporating the changes that passed tonight and other changes needed due to recent legislation. Generally, this involved a meeting in early to mid-June and a meeting with hearing in July after a 20 day public notice.

It was determined that the General Manager, in consultation with Ty and David, would schedule the June meeting for best attendance, barring any other schedule conflicts.

Motion to adjourn was made by Jr and seconded by Loy, all ayes. The meeting was adjourned at 8:02 PM.

Minutes were approved on 6-9-2026 at a regular Board meeting.

ATTEST: David Albus  
[Signature]