



**NECHES & TRINITY VALLEYS
GROUNDWATER CONSERVATION DISTRICT**

Protecting Anderson, Cherokee, and Henderson Counties

Phone: (903) 541-4845

Fax: (903) 541-4869

Email: office@ntvgcd.org

www.ntvgcd.org

P.O. Box 1387

501 Devereux, Ste 201

Jacksonville, Texas 75766

Terry Morrow, President

Gary Douglas, Vice President

Randall Chandler, Secretary

Jimmy Terrell, Treasurer

Cody Rayburn, Director

Danny Crossley, Director

MINUTES OF PUBLIC HEARING-PERMITS – March 19, 2026

DIRECTORS PRESENT

Terry Morrow, President; Gary Douglas, Vice President; Jimmy Terrell, Treasurer; Cody Rayburn, Director; Danny Crossley, Director; Randall Chandler, Secretary

ALSO PRESENT

Penny Hanson, General Manager; Holli Baze, Attorney; Members of Public

1. CALL TO ORDER

The meeting was called to order by Terry Morrow, President at 1:00 pm. A quorum was declared by Gary Douglas, Vice-President.

2. INVOCATION

The invocation was given by Terry Morrow, President.

PUBLIC HEARING

Board meeting closed at 1:01 pm and the Public Hearing was opened at 1:01 pm.

3. OPEN PUBLIC HEARING

Board meeting closed at 1:01 pm and the Public Hearing was opened at 1:01 pm.

4. RECEIVE PUBLIC COMMENTS ON LAKESHORE UTILITY CO., INC. WELL #3, DRILLING APPLICATION. TOTAL USAGE APPLIED FOR IS 3,000,000 GALLONS OR 9.21 ACRE-FEET ANNUALLY AT AN ESTIMATED RATE OF 50 GALLONS PER MINUTE.

There were no public comments

5. ADJOURN PUBLIC HEARING.

The Public Hearing was closed at 1:03 pm.

REGULAR BOARD MEETING

6. OPEN BOARD MEETING

The board meeting was opened at 1:03 pm.

7. PUBLIC FORUM FOR ITEMS ON THE AGENDA. CITIZENS WHO DESIRE TO ADDRESS THE BOARD ON ANY MATTER MAY SIGN UP TO DO SO PRIOR TO THIS MEETING. PLEASE LIMIT COMMENTS TO 3 MINUTES. NO DISCUSSION OR FINAL ACTION WILL BE TAKEN BY THE BOARD.

Jim Allison, attorney, and Anderson County Judge Carey McKinney addressed the Board.

8. RECEIVE FINANCIAL STATEMENTS AND REPORTS FROM RANDY GORHAM, CPA

Financial reports were presented to the Board. No action required.

9. CONSENT ITEMS:

A motion was made by Gary Douglas, 2nd by Randall Chandler to approve the minutes for the February 19, 2026 meeting and payment of bills for April 1, 2026 through April 30, 2026, passed unanimously.

10. RECEIVE AND APPROVE 2025 AUDIT REPORT FROM MCPA, PC.

Kyle Caperton, MCPA, PC presented the 2025 Audit Report to the board. A motion to approve the 2025 Audit Report from MCPA, PC was made by Randall Chandler, 2nd by Cody Rayburn, passed unanimously.

11. RECEIVE REPORTS FROM STAFF

Penny Hanson, General Manger, presented update on the GMA-11 meeting, District Website, production reports and fees and monitor well reports to the Board.

12. DISCUSS AND TAKE POSSIBLE ACTION ON A DRILLING PERMIT FOR LAKESHORE UTILITY CO., INC. FOR THE POINT LA VISTA WELL #3 (EMERALD BAY) FOR PUBLIC WATER SUPPLY USE, LOCATED AT FM 1214, CANEY CITY, TX. TOTAL USAGE APPLIED FOR IS 3,000,000 GALLONS OR 9.21 ACRE-FEET ANNUALLY AT AN ESTIMATED RATE OF 50 GALLONS PER MINUTE.

The application was declared administratively complete by the General Manager. A motion was made to approve the drilling permit for Lakeshore Utility Co., Inc. for the Point La Vista #3 well by Gary Douglas, 2nd by Randall Chandler, passed unanimously.

13. RECEIVE AND POSSIBLY TAKE ACTION ON 2025 MANAGEMENT PLAN REPORT.

A motion to approve the 2025 Management Plan Report was made by Gary Douglas, 2nd by Randall Chandler, passed unanimously.

14. CLOSED SESSION The Board of Directors may go into closed session under the authority of the Government Code, Chapter 551, and Texas Open Meetings Act, to discuss:

- A. Consultation with Attorney-Attorney/Client Privileged Consultations (§ 551.071)
- B. Consultation with Attorney-Pending or Contemplated Litigation (§ 551.071)

Active Litigation:

Redtown Ranch Holdings LLC v. Sanderson Farms (369⁰¹ Dist. Ct., Anderson County, Tex. Nov. 25, 2025)

Pine Bliss, LLC v. NTVGCD (369th Dist. Ct., Cherokee County, Tex. Oct. 31, 2025)

- C. Consultation with Attorney- Settlement Offers (§ 551.071)
- D. Deliberations Regarding Real Property (§ 551.072)
- E. Deliberations Regarding Personnel Matters (§ 551.074)
- F. Deliberations Regarding Security Devices or a Security Audit (§§ 551.076, 551.0894)

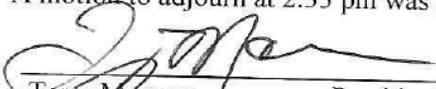
CLOSED SESSION: The regular board meeting was ended at 1:27 PM and the board entered closed session at 1:27 PM. The closed session was ended at 2:32 PM and the regular board meeting was re-opened at 2:33 PM.

15. DATE FOR NEXT BOARD MEETING

The next Board meeting will be by April 16, 2026

16. ADJOURN.

A motion to adjourn at 2:33 pm was made by Danny Crossley, 2nd by Gary Douglas, passed unanimously.



Perry Morrow President 5-21-26 DATE

Attest 
