

**NORTH TEXAS  
GROUNDWATER  
CONSERVATION  
DISTRICT**

**PERMIT HEARING AND BOARD MEETING**

**Pilot Point ISD Administration Office  
829 S. Harrison St.  
Pilot Point, TX 76258**

**TUESDAY  
JANUARY 11, 2022  
10:00 AM**

NOTICE OF PUBLIC MEETING

OF THE  
BOARD OF DIRECTORS of the

**NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT**

**Tuesday, January 11, 2022 at 10:00 a.m.**

**MEETING LOCATION:**

**Pilot Point ISD Administration Office  
829 S. Harrison St.  
Pilot Point, TX 76258**

**Permit Hearing**

The Permit Hearing will begin at 10:00 a.m.

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District ("District") will conduct a permit hearing on the following Production Permit Applications:

**Agenda:**

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.
2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).
3. Review the Production Permit Applications of:

**New Production Permit**

1. **Applicant:** Roselawn Memorial Park; 3801 Roselawn Dr., Denton, TX 76207  
**Location of Well:** 3801 Roselawn Dr., Denton, TX 76207; Latitude: 33.182454°N, Longitude: 97.15591°W; About 1,700 feet east of the Bonnie Brae Street and Roselawn Drive intersection and about 320 feet south of Roselawn Drive.  
**Purpose of Use:** Landscape Irrigation  
**Requested Amount of Use:** 8,650,000 gallons per year  
**Production Capacity of Well:** 35 gallons/minute  
**Aquifer:** Trinity (Antlers)
4. Consider and act upon the Production Permit Applications, including designation of parties and/or granting or denying the Production Permit Applications in whole or in part, as applicable.
5. Adjourn or continue permit hearing.

## **Board Meeting**

The regular Board Meeting will begin upon adjournment of the above noticed Permit Hearing.

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District ("District") may discuss, consider, and take all necessary action, including expenditure of funds, regarding each of the agenda items below:

### **Agenda:**

1. Pledge of Allegiance and Invocation.
2. Call to order, establish quorum; declare meeting open to the public.
3. Public comment.
4. Consider and act upon approval of the minutes from the December 14, 2021, Board meeting.
5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-01-11-1.
6. Receive reports from the following Committees\*:
  - a. Budget and Finance Committee
    - 1) Receive Monthly Financial Information
  - b. Investment Committee
    - 1) Receive Quarterly Investment Report
  - c. Management Plan Committee
    - 1) Receive Quarterly Report
7. Discussion and possible action on how the District regulates Test Holes and/or Test Wells.
8. General discussion of the State of Texas Aquifers.
9. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
10. Consider and act upon compliance and enforcement activities for violations of District rules.
11. General Manager's Report: The General Manager will update the board on operational, educational and other activities of the District.
  - a. District's Disposal/Injection Well Program
  - b. Well Registration Summary
12. Open forum / discussion of new business for future meeting agendas.
13. Adjourn public meeting.

\* Reports from District standing committees will include a briefing by each committee for the Board on the activities of the committee, if any, since the last regular Board meeting.

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.*

*These public meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting, please call (855) 426-4433 at least 24 hours in advance of the meeting to coordinate any special physical access arrangements.*

*For questions regarding this notice, please contact Velma Starks at (855) 426-4433, at [ntgcd@northtexasgcd.org](mailto:ntgcd@northtexasgcd.org), or at 5100 Airport Drive, Denison, TX 75020.*

At any time during the meeting or work session and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the North Texas Groundwater Conservation District Board may meet in executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gifts (§551.073); deliberation regarding personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action.

ATTACHMENT 4

**MINUTES OF THE BOARD OF DIRECTORS' BOARD MEETING AND PUBLIC HEARING  
NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT**

**Tuesday, December 14, 2021 at 10:00 a.m.**

**Pilot Point ISD Administration Office  
829 S. Harrison St.  
Pilot Point, TX 76258**

Please note for in-person attendance that the Board meeting location can only accommodate a limited number of attendees in order to comply with state requirements related to in-person gatherings. In the event in-person attendance exceeds any state or local requirements, the District may provide an option for virtual participation for any overflow attendees as necessary and authorized by law.

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Members Present: Lee K. Allison, Joe Helmberger, Allen Knight, Jimmy Arthur, David Flusche, and Ronny Young

Members Absent: Ron Sellman, Thomas Smith, Greg Peters

Staff: Drew Satterwhite, Paul Sigle, and Velma Starks

Visitors: Kristen Fancher, Legal Counsel

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**Permit Hearing**

**Agenda:**

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.  
  
Board President Joe Helmberger called the Permit Hearing to order at 10:00 a.m.
2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).  
  
No public comment.
3. Review the Production Permit Applications of:

**New Production Permit**

- A. **Applicant:** Bolivar Water Supply Corporation, 4151 F.M. 455 W., Sanger, TX 76266  
**Location of Well:** 12094 Jackson Rd, Krum, TX 76249; Latitude: 33.245472°N, Longitude: 97.333031°W; About 3,650 feet west of the Jackson Road and Ripy Road intersection and about 200 feet north of Jackson Road.  
**Purpose of Use:** Public Water System  
**Requested Amount of Use:** 128,633,599 gallons per year (Historic Use Permit: 397,233,869 gallons per year)  
**Production Capacity of Well:** 225 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Drew Satterwhite reviewed the Production Permit with the Board. Brief discussion was held. Board Member Ronny Young made themotion to approve the Production Permit Application. Board MemberAllen Knight seconded the motion. Motion passed unanimously.

- B. **Applicant:** Lime Rock Resources, Heritage Plaza 111 Bagby St. Ste 4700A, Houston, Texas 77002  
**Location of Well:** Latitude: 33.183667°N, Longitude: 97.345861°W; About 3,600 feet north of the Farm Market 2449 and Creekside Drive intersection.  
**Purpose of Use:** Oil/Gas Production, Surface Impoundment(s), and Livestock  
**Requested Amount of Use:** 22,300,000 gallons per year  
**Production Capacity of Well:** 195 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Drew Satterwhite reviewed the Production Permit with the Board. Kristen Fancher, legal counsel, provided background information regarding Oil/Gas wells. Board Member Ronny Young made the motion to approve the Production Permit Application. Board Member Allen Knight seconded the motion. Motion passed unanimously.

4. Consider and act upon the Production Permit Applications, including designation of parties and/or granting or denying the Production Permit Applications in whole or in part, as applicable.

The Production Permit Applications were individually approved as presented.

5. Adjourn or continue permit hearing.

Board President Joe Helmberger adjourned the permit hearing at 10:17 a.m.

**Board Meeting**

**Agenda:**

1. Pledge of Allegiance and Invocation

Board President Joe Helmberger led the Pledge of Allegiance and Board Member Ronny Young

provided the invocation.

2. Call to order, establish quorum; declare meeting open to the public

Board President Joe Helmberger called the meeting to order at 10:18 a.m., established a quorum was present, and declared the meeting open to the public.

3. Public Comment

There were no public comments.

4. Consider and act upon approval of the minutes from the November 9, 2021, Board meeting.

Board President Joe Helmberger asked for approval of the minutes from the November 9, 2021, meeting. Board Member Allen Knight made the motion to approve the minutes. Board Member David Flusche seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2021-12-14-1.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Discussion was held. Board Member Allen Knight made the motion to approve Resolution No. 2021-12-14-1. Board Member Ronny Young seconded the motion. Motion passed unanimously.

6. Receive reports from the following Committees\*:

a. Budget and Finance Committee

1) Receive Monthly Financial Information

General Manager Drew Satterwhite reviewed the Financial Report with the Board. Discussion was held regarding new Field Technician position.

7. Receive 2020 Management Plan Annual Report.

Paul Sigle, Groundwater Technical Lead, reviewed the 2020 Management Plan Annual Report with the Board. The report covers information concerning the District's performance in regards to achieving the District's management goals and objectives.

8. Consider and act upon confirming execution of Engagement Letter for Audit Services for Fiscal Year ending December 31, 2021.

General Manager Drew Satterwhite provided background information for the Board. McClanahan and Holmes, LLP of Bonham, Texas has provided thorough and quality audits during their tenure with the District. The fees for the 2021 audit services will not exceed \$5,850 which is within the 3% increase limit imposed by their original proposal. In addition, there was new language proposed at the meeting in regards to the process for increasing the cost of an audit. Discussion was held on the addition. Board Member Allen Knight made the motion to authorize the engagement letter with McClanahan and Holmes, LLP of Bonham, Texas for the 2021 audit,



including the new language. Board Member Ronny Young seconded the motion. Motion passed unanimously.

9. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).

No update

10. Consider and act upon compliance and enforcement activities for violations of District rules.

None at this time.

11. General Manager's Report: The General Manager will update the board on operational, educational and other activities of the District.

- a. District's Disposal/Injection Well Program

General Manager Drew Satterwhite reported that there is one well filed protest in Cooke County water flood operation.

- b. Well Registration Summary

General Manager Drew Satterwhite reviewed the well registration summary. There were 18 new well registrations in November.

- c. Management Plan Update

General Manager Drew Satterwhite informed the Board that the TWDB has changed the Management Plan review process. It will possibly be the early part of next year, but not January as originally planned, when the Management Plan will be brought back to the Board. It will have to be posted 20 days prior to the meeting.

12. Open forum/discussion of new business for future meeting agendas.

Discussion of Test Hole/Test Wells and Aquifers of Texas to be placed on future meeting agenda.

13. Adjourn public meeting

Board President Joe Helmberger declared the meeting adjourned at 10:47 a.m.

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Recording Secretary

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Secretary-Treasurer

ATTACHMENT 5

RESOLUTION NO. 2022-01-11-1

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT AUTHORIZING PAYMENT OF ACCRUED LIABILITIES FOR THE MONTH OF DECEMBER

The following liabilities are hereby presented for payment:

<u>Administrative Services</u>	<u>Amount</u>
GTUA - December	33,159.92
<b><u>GMA-8</u></b>	
Awards Unlimited - Gavel Award for Joe Cooper retiring from GMA8 BOD	159.00
WSP - Joint groundwater planning efforts through November 2021	6,014.88
<b><u>Insurance</u></b>	
Bayless-Hall Blanton Insurance - Blanket Bond renewal for FY 2022	219.00
<b><u>Legal</u></b>	
Kristen Fancher PLLC - services through 12/31/21	1,746.00
<b><u>Meetings &amp; Conferences</u></b>	
Pilot Point ISD - Meeting Room	75.00
<b>GRAND TOTAL:</b>	<b><u>\$ 41,373.80</u></b>

On motion of \_\_\_\_\_ and seconded by \_\_\_\_\_ the foregoing Resolution was passed and approved on this, the 11th day of January, 2022 by the following vote:

AYE:  
NAY:

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary/Treasurer

ATTACHMENT 6 A-1

# NORTH TEXAS GROUNDWATER

## Balance Sheet

As of December 31, 2021

### ASSETS

#### Current Assets

##### Checking/Savings

10001 Checking Account	1,853,830.92
10005 Cash-Index Account	719,839.88
10008 Cash - Tex Star	132.18
10025 Accounts Receivable	29,133.47
10033 A/R Penalties	3,750.00
10035 A/R GMA8 Members	71.33
10070 A/R Liens	14,000.00
10026 Allowance for Uncollectib	-22,900.00
12001 Prepaid Expenses	2,371.96

**TOTAL ASSETS** 2,600,229.74

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

23100 Accounts Payable	-500.00
23150 Well Drillers Deposits	40,340.55

**Total Liabilities** 39,840.55

#### Equity

35100 Retained Earnings	2,379,839.41
Net Income	180,549.78

**Total Equity** 2,560,389.19

**TOTAL LIABILITIES & EQUITY** 2,600,229.74



**NORTH TEXAS GROUNDWATER**  
**Profit & Loss Budget vs. Actual**  
 December 31, 2021

	TOTAL				
	Dec 21	1 mo. Budget	YTD Actual	Total Budget	% of Budget remaining
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
46003 - Registration Fees	2,900.00	1,750.00	38,100.00	21,000.00	-81.43%
46004 - Well Driller Fees	0.00	0.00	0.00	0.00	0.0%
46005 - PRODUCTION FEES	216.24	0.00	621,424.85	700,000.00	11.23%
46006 Income GMA8	0.00	0.00	17,491.65	31,820.00	45.03%
46007 - Penalties	53.40	0.00	4,553.40	0.00	0.0%
46008 - Online Pay Fees	40.70	0.00	244.39		
46015 Late Fees	0.00	0.00	30,311.53	0.00	0.0%
<b>Total Income</b>	<u>3,210.34</u>	<u>1,750.00</u>	<u>712,125.82</u>	<u>752,820.00</u>	<u>5.41%</u>
<b>Gross Profit</b>	3,210.34	1,750.00	712,125.82	752,820.00	5.41%
<b>Expense</b>					
<b>77010 ADMINISTRATIVE</b>					
77013 Admin-Secretarial	968.00	1,833.34	14,944.00	22,000.00	32.07%
77014 Admin-Project Coordinator	200.00	1,666.67	8,163.75	20,000.00	59.18%
77015 Admin-GM	5,244.00	5,416.67	66,095.50	65,000.00	-1.69%
77016 Admin-Clerical	4,964.00	3,500.00	45,976.50	42,000.00	-9.47%
77040 ADMIN-MILEAGE	55.33	250.00	1,355.69	3,000.00	54.81%
77025 ACCOUNTING	2,647.50	2,708.34	34,147.75	32,500.00	-5.07%
77027 AUDITING	0.00	0.00	8,150.00	5,665.00	0.0%
77030 ADVERTISING	0.00	167.00	1,434.25	2,000.00	28.29%
77050 BANKING FEES	38.07	0.00	411.41	100.00	0.0%
77150 CONSULTING-HYDROGEO SVC	0.00	3,750.00	15,843.02	45,000.00	64.79%
77325 DIRECT COSTS-REIMB	359.02	583.00	4,303.09	7,000.00	38.53%
77450 DUES & SUBSCRIPTION	408.00	250.00	7,388.00	3,000.00	-146.27%
77480 EQUIPMENT	0.00	0.00	1,668.47	2,000.00	16.58%
77485 Equipment Database	0.00	1,250.00	0.00	15,000.00	100.0%
77500 FEES-GMA8	399.75	2,917.00	27,001.24	35,000.00	22.85%
77550 FIELD TECH	9,197.25	10,417.00	127,134.75	125,000.00	-1.71%
77560 Field Permitting/Geologis	7,774.00	5,833.00	72,982.00	70,000.00	-4.26%
77650 FUEL/MAINTENANCE	250.91	292.00	3,664.83	3,500.00	-4.71%
77800 INJECTION WELL MONITORING	56.40	0.00	661.00	700.00	5.57%
77810 INSURANCE & BONDING	358.84	600.00	4,928.04	7,205.00	31.6%
77970 LEGAL					
77975 Legal-Injection	0.00	833.00	6,868.60	10,000.00	31.31%
77980 Legal-Legislation	0.00	1,250.00	15,000.00	15,000.00	0.0%
77970 LEGAL - Other	1,746.00	3,750.00	29,816.00	45,000.00	33.74%
78010 MEETINGS & CONFERENCES	262.98	667.00	4,237.33	8,000.00	47.03%
78310 Rent	200.00	200.00	2,400.00	2,400.00	0.0%
78600-SOFTWARE MAINT	249.69	83.00	5,989.23	1,000.00	-498.92%
78610 TELEPHONE	502.44	250.00	3,305.25	3,000.00	-10.18%
78780 Well Monitoring/Testing	0.00	375.00	27,840.77	4,500.00	-518.68%
<b>Total Expense</b>	<u>35,882.18</u>	<u>48,842.02</u>	<u>541,710.47</u>	<u>594,570.00</u>	<u>8.89%</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
46100 INTEREST INC	0.71	417.00	10,397.41	5,000.00	
<b>Total Other Income</b>	<u>0.71</u>	<u>417.00</u>	<u>10,397.41</u>	<u>5,000.00</u>	
<b>Net Other Income</b>	0.71	417.00	10,397.41	5,000.00	
<b>Net Income</b>	<u><u>-32,671.13</u></u>	<u><u>-46,675.02</u></u>	<u><u>180,812.76</u></u>	<u><u>163,250.00</u></u>	

ATTACHMENT 6 B-1

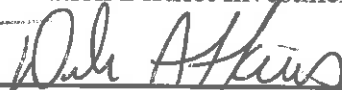
North Texas Groundwater Conservation District  
Quarterly Investment Report  
For the Quarter Ended  
December 31, 2021

The investment portfolio of the North Texas Groundwater Conservation District is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Presented by North Texas Groundwater Conservation District Investment Officers:



Drew Satterwhite  
General Manager



Debi Atkins  
Finance Officer



Book/Market Value Comparison

Description	Coupon/ Discount	Maturity Date	September 30, 2021		Purchases/ Adjustments	Sales/Adjust/ Call Maturity	December 31, 2021	
			Face Amount/ Par Value	Book/Market Value			Face Amount/ Par Value	Book/Market Value
Independent (DDA)	0.50%	10/1/2021	\$ 1,592,443.97	\$ 1,592,443.97	408,472.35	147,085.40	\$ 1,853,830.92	\$ 1,853,830.92
Independent (ISS)	0.25%	10/1/2021	719,391.40	719,391.40	448.48		\$ 719,839.88	\$ 719,839.88
TexStar	0.01%	10/1/2021	88,130.13	88,130.13	2.05	88,000.00	\$ 132.18	\$ 132.18
			<u>\$ 2,420,179.35</u>	<u>\$ 2,420,179.35</u>	<u>\$ 408,922.88</u>	<u>\$ 235,085.40</u>	<u>\$ 2,573,802.98</u>	<u>\$ 2,573,802.98</u>

Investment Holdings  
12/31/2021

Description	Ratings	Coupon/		Maturity Date	Settlement Date	Face Amount/Par		Book Value	Market Price	Market Value	Life (Day)	Yield
		Discount				Value						
Independent (DDA)		0.25%		1/1/2022	12/31/2021	\$ 1,853,830.92	\$ 1,853,830.92	1.00	\$ 1,853,830.92	1	0.25%	
Independent (ISS)		0.25%		1/1/2022	12/31/2021	719,839.88	719,839.88	1.00	719,839.88	1	0.25%	
TexStar		0.01%		1/1/2022	12/31/2021	132.18	132.18	1.00	132.18	1	0.10%	
						<u>\$ 2,573,802.98</u>	<u>\$ 2,573,802.98</u>		<u>\$ 2,573,802.98</u>	<u>1</u>		

(1) Weighted average life - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity.

ATTACHMENT 6 C-1



**COLLIN COUNTY - COOKE COUNTY - DENTON COUNTY**

**General Manager’s Quarterly Report**

**Date: December 31, 2021**

**North Texas GCD Management Plan**

This quarterly briefing is being provided pursuant to the adopted Management Plan for the quarter ending December 31, 2021.

**Well Registration Program:**

Current number of wells registered in the District: 2,869

Aquifers in which the wells have been completed: Trinity and Woodbine

**Well Inspection/Audit Program:**

**2021  
Well Inspections**

Month	Collin	Cooke	Denton	Total
January	1	3	8	12
February	0	3	1	4
March	8	29	16	53
April	2	2	17	21
May	2	4	9	15
June	7	2	13	22
July	2	15	23	40
August	1	7	17	25
September	0	13	18	31
October	5	4	17	26
November	2	13	19	34
December	1	8	10	19
<b>Total</b>	<b>31</b>	<b>103</b>	<b>168</b>	<b>302</b>



ATTACHMENT 7

DATE: January 7, 2022

SUBJECT: AGENDA ITEM NO. 7

**DISCUSSION AND POSSIBLE ACTION ON HOW THE DISTRICT REGULATES TEST HOLES AND/OR TEST WELLS**

**ISSUE**

At the last Board meeting, the Board requested that we have a discussion as to how the District is handling the drilling of test holes.

**BACKGROUND**

Test holes are not currently defined in the District rules. However, test holes that the District staff is familiar with could be defined as follows:

*Test holes are exploratory boreholes that are drilled prior to further drilling and construction of a full-diameter, cased well. Test holes are deep, small diameter borings drilled to provide subsurface sand and gravel samples, and access for geophysical logging.*

The District rules only discuss test holes in one section, Section 3.1 (e). That section states:

*Test holes must be registered with the District in accordance with the terms of this rule. Test holes are not subject to registration fees charged by the District. A plugging report shall be submitted to the District within 30 days of the date the test hole is plugged in accordance with Rule 3.4(c).*

In most cases that we are familiar with, a test hole is usually drilled with a small diameter bit prior to drilling a large well. The well is then logged with a geophysical logger to determine the depths of the target formation along with the water quality, permeability, porosity, etc. In addition, the soil samples collected during the drilling may be used to determine gravel pack specifications. After the well is logged and sampled, an engineer or hydrogeologist will normally determine where the screens should be placed in order to maximize production and water quality. In most cases, the driller will go back into the same hole with a larger bit to construct a water producing well.

**CONSIDERATIONS**

Currently, the process to get a test hole registered is very simple. All that is required is to fill out the two (2) page registration form and no fee is collected. Approval would normally take less than one (1) week.

There may be instances where someone would like to drill a well to test production capacity of the aquifer but prefer not to have to go through the normal processes of registering a water well. The Board may want to consider whether that would fit into the same category as a test hole or if there is another way that these should be handled outside of our normal registration processes.

**STAFF RECOMMENDATIONS**

The staff has posted this item to get discussion from the Board on how to deal with these wells in the future.

The staff does recommend adding a definition of a test hole during the next round of rule updates.

**PREPARED BY:**

A handwritten signature in black ink, appearing to read 'Drew Satterwhite', written over a horizontal line.

**Drew Satterwhite, General Manager**



ATTACHMENT 11 b.



# NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

## Well Registration Summary

(as of 12/31/2021)

Well Type	Collin	Cooke	Denton	Total NTGCD	New Registrations December 2021
Domestic	83	574	953	1610	15
Public Water System	34	75	224	333	0
Irrigation	96	4	187	287	1
Surface Impoundment	57	17	117	191	0
Livestock	7	81	63	151	0
Oil / Gas	1	6	67	74	0
Agriculture	10	13	42	65	0
Commercial	6	8	39	53	0
Golf Course Irrigation	15	2	21	38	0
Other	9	6	19	34	0
Industrial / Manufacturing	8	13	9	30	0
Monitoring	0	0	3	3	0
<b>TOTALS</b>	<b>326</b>	<b>799</b>	<b>1744</b>	<b>2869</b>	<b>16</b>

**NOTE: Plugged wells have been excluded**

ADJOURN