

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

**Tuesday, September 10, 2024, 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 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: Robert Todd, Ronny Young, Thomas Smith, Jimmy Arthur, Allen McDonald, Greg Peters and Leon Klement

Members Absent: Everette Newland, Thomas Smith, and Allen Knight

Staff: Paul Sigle, Allen Burks, Debi Atkins and Velma Starks

Visitors: Kristen Fancher, Law Offices of Kristen Fancher, PLLC

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**Permit Hearing**

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

**Agenda:**

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.  
Board President Ronny Young called the Permit Hearing to order at 10:01 a.m.
2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).  
No public comments.
3. Review the Production Permit Applications of:

**Permit Amendment**

- a. **Applicant:** FHQ Development Partners LP; 1900 North Akard St, Dallas, TX 75201  
**Location of Well:**
  - **Fields No. 1:** Panther Creek Pkwy, Frisco, TX; Latitude: 33.192914 °N, Longitude: 96.849539 °W; About 1,100 feet north of Panther Creek Pkwy and about 3,355 feet west of Dallas North Tollway, in Denton County.**Purpose of Use:** Irrigation/Landscape; Filling Surface Impoundment(s)  
**Requested Amount of Use:** 228,800,452 gallons per year  
**Production Capacity of Well:** 1,500 gallons/minute

**Aquifer:** Trinity (Twin Mountains)

**Amendment:** Reduce annual permit amount from 242,500,452 gal/year to 228,800,452 gal/year.

General Manager Paul Sigle informed the Board that the current permit was approved 6-29-2022. The next two permits pertain to this original permit. The amendment to this permit is to reduce the annual permit amount from 242,500,452 gal/year to 228,800,452 gal/year. Discussion was held. Corrections will be made. Board Member Robert Todd made the motion with corrections to be made to approve this permit amendment. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

### **New Production Permits**

**Applicant:** FHQ Development Partners LP; 1900 North Akard St, Dallas, TX 75201

**Location of Well (Fields No. 2):** Frisco, TX; Latitude: 33.215584 °N, Longitude: 96.850419 °W; About 1,490 feet west of Legacy Dr and about 350 feet north of PGA Pkwy, in Denton County.

**Purpose of Use:** Filling Surface Impoundment(s)

**Requested Amount of Use:** 6,100,000 gallons per year

**Production Capacity of Well:** 25 gallons/minute

**Aquifer:** Woodbine

General Manager Paul Sigle reviewed Permits a and b together with the Permit Amendment. Board Member Allen McDonald made the motion to approve Permits a and b together. Board Member Leon Klement seconded the motion. Motion passed unanimously.

- a. **Applicant:** FHQ Development Partners LP; 1900 North Akard St, Dallas, TX 75201  
**Location of Well (Fields No. 3):** Frisco, TX; Latitude: 33.217387 °N, Longitude: 96.856761 °W; About 675 feet south of W University Dr and about 1,210 feet east of Fields Rd, in Denton County.  
**Purpose of Use:** Filling Surface Impoundment(s)  
**Requested Amount of Use:** 7,600,000 gallons per year  
**Production Capacity of Well:** 25 gallons/minute  
**Aquifer:** Woodbine

Permits a and b were approved together.

- b. **Applicant:** Cross Timbers Water Supply Corp.; 2032 E. Hickory Hill Rd, Argyle, TX 76226.  
**Location of Wells:**
- **Orchid Hill Replacement (new):** Orchid Hill Station, Copper Canyon, TX; Latitude: 33.112609°N Longitude: 97.103537°W; About 130 feet south of Orchid Hill Rd and about 1,257 feet east of Copper Canyon Rd, in Denton County.
  - **Orchid Hill P (existing):** Orchid Hill Station, Copper Canyon, TX; Latitude: 33.112609°N Longitude: 97.103537°W; About 120 feet south of Orchid Hill Rd and about 1,245 feet east of Copper Canyon Rd, in Denton County.
  - **Orchid Hill T (existing):** Orchid Hill Station, Copper Canyon, TX; Latitude: 33.112512°N Longitude: 97.10355°W; About 150 feet south of Orchid Hill Rd and about 1,240 feet east of Copper Canyon Rd, in Denton County.

- **Stonewood (existing):** Bartonville, TX; Latitude: 33.073763°N Longitude: 97.147343°W; About 530 feet west of the Jeter Rd/Porter Rd intersection, in Denton County.
- **Stargate Well (existing):** Bartonville, TX; Latitude: 33.086817°N Longitude: 97.140492°W; About 750 feet south of Hat Creek Rd and about 480 feet east of Hat Creek Ct, in Denton County.
- **Copper Hill Station (existing):** Copper Hill Station, Copper Canyon, TX; Latitude: 33.09974°N Longitude: 97.111618°W; About 375 feet north of Copper Hill Circle and about 925 feet west of Copper Canyon Rd, in Denton County.

**Purpose of Use:** Municipal/Public Water

**Requested Amount of Use:** 131,400,000 gallons/year

**Production Capacity of Wells:**

- **Orchid Hill Replacement:** 450 gallons/minute
- **Orchid Hill P:** 125 gallons/minute
- **Orchid Hill T:** 125 gallons/minute
- **Stonewood:** 550 gallons/minute
- **Stargate Well:** 650 gallons/minute
- **Copper Hill Station:** 220 gallons/minute

**Aquifer:** Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Board Member Greg Peters made the motion to approve the permit with the understanding that the replaced wells will be plugged. Board Member Robert Todd seconded the motion. Motion passed unanimously.

- c. **Applicant:** Mustang Special Utility District; 7985 FM 2931, Aubrey, TX 7622.

**Location of Wells:**

- **Temple Dane (new):** FM 720, Aubrey, TX; Latitude: 33.20996°N Longitude: 96.97434°W; About 145 feet east of FM 720 and about 4,979 feet south of US 380 E, in Denton County.
- **Houlihan (existing):** Celina, TX; Latitude: 33.299818°N Longitude: 96.846793°W; About 235 feet east of Shelby Ln and about 1,645 feet north of FM 428, in Denton County.

**Purpose of Use:** Municipal/Public Water

**Requested Amount of Use:** 297,489,600 gallons/year

**Production Capacity of Wells:**

- **Temple Dane:** 750 gallons/minute
- **Houlihan:** 750 gallons/minute

**Aquifer:** Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Greg Peters made the motion to approve the permit. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

### **New Production Permit with Replacement Well Spacing Exception**

- a. **Applicant:** Mustang Special Utility District; 7985 FM 2931, Aubrey, TX 76227

**Location of Wells:**

- **Silverado Well 1A (new replacement):** FM 2931, Aubrey, TX; Latitude: 33.248428°N, Longitude: 96.950908°W; About 177 feet north of FM 2931 and about 380 feet east of the FM 2931/Private Rd 2708 intersection, in Denton County.



- **Silverado Well 1 (existing-to be replaced):** FM 2931, Aubrey, TX; Latitude: 33.248588°N, Longitude: 96.951121°W; About 228 feet north of FM 2931 and about 330 feet east of the FM 2931/Private Rd 2708 intersection, in Denton County.
- **Silverado Well 2 (existing):** Aubrey, TX; Latitude: 33.264973°N, Longitude: 96.966326°W; About 1.2 miles east of US 377 and about 0.5 miles south of Ike Byrom Rd, in Denton County.

**Purpose of Use:** Municipal/Public Water System

**Requested Amount of Use:** 147,744,800 gallons per year

**Production Capacity of Wells:**

- **Silverado Well 1A:** 750 gallons/minute
- **Silverado Well 1:** 700 gallons/minute
- **Silverado Well 2:** 750 gallons/minute

**Aquifer:** Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Allen McDonald made the motion to approve the permit. Board Member Greg Peters 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.
5. Adjourn or continue permit hearing.

Board President Ronny Young adjourned the permit hearing at 10:13 a.m.

### **Board Meeting**

#### **Agenda:**

1. Pledge of Allegiance and Invocation

Board President Ronny Young led the Pledge of Allegiance and provided the invocation.

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

Board President Ronny Young called the meeting to order at 10:15 a.m.

3. Public Comment

There were no public comments at this time.

4. Consider and act upon approval of the minutes from the August 13, 2024, Board meeting.

Board President Ronny Young asked for approval of the minutes from the August 13, 2024, meeting. Board Member Allen McDonald made the motion to approve the minutes. Board Member Greg Peters seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2024-9-10-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Discussion was held. Board Member Robert Todd made the motion to approve Resolution No. 2024-9-10-01. Board Member Leon Klement 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 Paul Sigle reviewed the Financial Report with the Board. Discussion was held.

2. Consider and act upon the 2025 Operating Budget and Adopt Rate Schedule.

General Manager Paul Sigle informed the Board that the Budget Committee met and reviewed the proposed budget. Discussion was held. Rates stay same. Board Member Greg Peters made the motion to include approving the Rate Schedule with updated Failure to Submit Water Production Reports by the Deadline fees. Board Member Jimmy Arthur seconded the motion. Motion passed unanimously.

7. Consider and act upon confirming execution of Engagement Letter for Audit Services for Fiscal Year ending December 31, 2024.

General Manager Paul Sigle provided information for the Board. Board Member Allen McDonald made the motion confirming execution of Engagement Letter for Audit Services for Fiscal Year ending December 31, 2024. Board Member Robert Todd seconded the motion. Motion passed unanimously.

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

General Manager Paul Sigle informed the Board that GMA 8 held its meeting last week. Board Member Greg Peters attended the meeting. Three GAM model runs have been done. INTERA with James Beach has been selected as consultant for Professional Services Related to Development and Adoption of Desired Future Conditions for Aquifers within GMA 8. Mitchell Sodek, GMA 8 Chair, will negotiate a contract price which will be followed by an Interlocal Agreement. The total price for the project will be shared among the districts.

9. Discussion and possible action regarding the District's Drought Contingency Plan.

General Manager Paul Sigle discussed the draft Drought Contingency Plan with the Board. Discussion was held regarding water reduction and Board ability to reduce usage and non-essential usages. . The revised Plan is to be brought to the Board for review.

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

1. Hollyhock HOA Management Company, Texas Star Community Management

General Manager Paul Sigle provided background information. Discussion was held. Board Member Robert Todd made the motion to deny the request to waive the \$50 penalty fee. Board Member Leon Klement seconded the motion. Motion passed unanimously.

2. Triangle J Water Well Service

General Manager Paul Sigle provided background information for the Board. The Notice to Proceed expired March 4, 2023 and no extensions were applied for. The well was drilled April 2024. A completion Report was submitted with date completed as 4-2-24. The well was drilled without a current Notice to Proceed. This is a Major Violation to be enforced in the amount of \$500.00. Board Member Jimmy Arthur made the motion to enforce the Major Violation in the amount of \$500.00. Board Member Greg Peters seconded the motion. Motion passed unanimously.

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

Two wells were reported resulting in no issues.

b. Well Registration Summary

General Manager Paul Sigle reviewed the well registration summary with the Board. Eighteen wells were registered in August.

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

Discussion was held regarding developers using well water for vanity ponds when city water utilities are available. Would it be feasible to conduct a round table discussion with cities within the District to enact ordinances for restricting wells when City water is available? What would be the legalities of this issue? Discussion was held.

13. Adjourn public meeting

Board President Ronny Young declared the meeting adjourned at 11:03 a.m.

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Recording Secretary

  
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Secretary-Treasurer