

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

Tuesday, February 13, 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.

Members Present: Ronny Young, Jimmy Arthur, Greg Peters, Allen Knight, David Flusche, Thomas Smith, Allen McDonald and Everette Newland

Members Absent:

Staff: Paul Sigle, Allen Burks, and Velma Starks

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

Permit Hearing

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 10:00 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:

New Production Permit and Request for Exception to Spacing Requirements

- a. **Applicant:** Aqua Texas, Inc.; 9450 Silver Creek Rd, Fort Worth, TX 76108

Location of Wells:

- **Dove Hollow (Existing):** 25343 Williams Dr, Justin, TX 76247; Latitude: 33.06597°N, Longitude: 97.37904°W; About 400 feet west of Brookfield Dr. and about 475 feet south of Williams Dr in Denton County.
- **Dove Hollow Well 2 (new):** 25343 Williams Dr, Justin, TX 76247; Latitude:

33.0659044°N, Longitude: 97.3788225°W; About 340 feet west of Brookfield Dr and about 490 feet south of Williams Dr in Denton County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 33,063,750 gallons per year

Production Capacity of Wells:

- Dove Hollow Well 1: 90 gallons/minute
- Dove Hollow Well 2: 220 gallons/minute

Aquifer: Trinity (Antlers)

Request for Exception to Spacing Requirements: Aqua Texas, Inc. is requesting an exception to the spacing requirements for the following wells:

- NT-2032 - located about 797 feet to the north.
- NT-3139 - located about 870 feet to the north.

The spacing requirement for a 220 gallons/minute well is 1,439 feet.

General Manager Paul Sigle provided background for the Board. Aaron Collier, Collier Consulting, Inc. provided presentation.

Board went into Executive Session at 10:20 a.m.

Reconvened into regular session at 10:52 a.m.

Board Member Greg Peters made the motion to approve with special conditions suggested by legal. Board Member Allen Knight seconded the motion. The motion was approved by a vote of 6 to 2. Board Member Thomas Smith and David Flusche voted against the motion.

New Production Permits

- a. **Applicant:** Honeycreek Venetian LLC; 2101 Cedar Springs Rd Suite 700, Dallas, TX 75201

Location of Wells:

- **Remote Well East Trinity:** 1656 Barnwood Trace, Celina, TX 75009; Latitude: 33.324238°N, Longitude: 96.648936°W; About 1,310 feet west of Bourland Bnd and about 1,710 feet north of CR 206 in Collin County.
- **Remote Well West Trinity:** 1656 Barnwood Trace, Celina, TX 75009; Latitude: 33.327083°N, Longitude: 96.658820°W; About 900 feet east of FM 543 and about 2,725 feet north of CR 206 in Collin County.
- **Water Plant Trinity Well:** 1001 Weston Rd, Celina, TX 75009; Latitude: 33.332480°N, Longitude: 96.659730°W; About 685 feet south of Rigsby Ln and about 605 feet east of FM 543 in Collin County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 97,761,600 gallons per year

Production Capacity of Wells:

- **Remote Well East Trinity:** 275 gallons/minute
- **Remote Well West Trinity:** 275 gallons/minute
- **Water Plant Trinity Well:** 250 gallons/minute

Aquifer: Trinity (Antlers)

- b. **Applicant:** Honeycreek Venetian LLC; 2101 Cedar Springs Rd Suite 700, Dallas, TX 75201

Location of Well (Existing): 1001 Weston Rd, Celina, TX 75009; Latitude: 33.332770°N, Longitude: 96.659730°W; About 570 feet south of Rigsby Ln and about 600 feet east of FM 543 in Collin County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 36,792,000 gallons per year

Production Capacity of Well: 300 gallons/minute

Aquifer: Woodbine

General Manager Paul Sigle provided background information for the Board. Honeycreek Venetian LLC Permits a. and b. were reviewed together. Board Member Greg Peters made the motion to approve the permits. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

- c. **Applicant:** JMS Signature Properties LLC; 4381 S Hwy 377, Aubrey, TX 76227
Location of Well (Existing): 4381 S Hwy 377, Aubrey, TX 76227; Latitude: 33.260356°N, Longitude: 96.990709°W; Arvin Hill Rd, about 1,031 feet west of Hwy 377 in Denton County.
Purpose of Use: Irrigation; Livestock
Requested Amount of Use: 7,626,437 gallons per year
Production Capacity of Well: 110 gallons/minute
Aquifer: Trinity (Antlers)

General Manger Paul Sigle provided background information for the Board. Board Member Allen McDonald made the motion to approve. 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.

Permits were reviewed and then voted on.

5. Adjourn or continue permit hearing.

Board President Ronny Young adjourned the permit hearing at 10:57 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 11:00 a.m.

3. Public Comment

There were no public comments at this time.

4. Consider and act upon approval of the minutes from the January 9, 2024, Board meeting.

Board President Ronny Young asked for approval of the minutes from the January 9, 2024, meeting. Board Member Allen Knight made the motion to approve the minutes. Board Member Thomas Smith seconded the motion. Board Member Everette Newland abstained. Motion passed.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2024-2-13-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Allen Knight made the motion to approve Resolution No. 2024-2-13-01. Board Member Thomas Smith 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.

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

General Manager Paul Sigle discussed the GAM Update project process and the next Technical meeting is scheduled for March 1st.

8. Consider and act upon the selection of a consultant for database services to maintain and improve the District's database.

General Manager Paul Sigle informed the Board that one response was received from LRE to provide services to the District's database. Board Member Greg Peters made the motion to select LRE and move forward to a contract. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

9. Consider and act upon appointing an alternate representative for GMA 8.

Board President Ronny Young, GMA 8 representative, provided information on what the representative does. Board Member Greg Peters volunteered to be an alternate representative for GMA 8. Board Member Allen Knight made the motion to appoint Board Member Greg Peters alternate representative for GMA 8. Board Member Everette Newland seconded the motion. Motion passed.

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

No issues

11. Discussion and possible action for March Board Meeting Date.

The regular March 12th Board meeting is during Spring Break and the school offices will be

closed. The meeting has been rescheduled for March 19, 2024

12. 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 Paul Sigle informed the Board the protest for the injection well has been remove.

b. Well Registration Summary

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

c. Update on District Staff

General Manager Paul Sigle informed the Board that Stacy Patrick will be moved to GTUA full time to help Nichole. A replacement will be hired for the Groundwater Districts.


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

14. Adjourn public meeting

Board President Ronny Young declared the meeting adjourned at 11:19 a.m.

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Velma Starks
Recording Secretary


Secretary-Treasurer