

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

Tuesday, July 11, 2023, 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: David Flusche, Ronny Young, Greg Peters, Jimmy Arthur, Joe Helmberger, Allen McDonald, and Thomas Smith

Members Absent: Allen Knight

Staff: Paul Sigle, Allen Burks, and Velma Starks

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

Board Member Qualification for Office

Board Member Qualification for office will begin at 10:00 a.m.

1. Administer Oath of Office to new and reappointed Board Members.

The Oath of Office was administered to reappointed Board Member Joe Helmberger and new Board Member Allen McDonald by Velma Starks, Notary Public.

2. Receive signatures on Oath of Office and Statement of Appointed Officer forms.

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 10:05 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 Permits

- a. **Applicant:** Denton ISD; 230 N. Mayhill Rd, Denton, TX 76208
Location of Well (MS #27): Ryan Spiritas Pkwy, Little Elm, TX; Latitude: 33.215621°N, Longitude: 96.965048°W; About 3,500 feet east of W FM 720 and about 2,300 feet south of HWY 380 E.
Purpose of Use: Irrigation
Requested Amount of Use: 7,660,000 gallons per year for 2024; 3,940,000 gallons per year after 2024
Production Capacity of Well(s): 195 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board.

- b. **Applicant:** Denton ISD; 230 N. Mayhill Rd, Denton, TX 76208
Location of Well (MS #28): Eppright, Little Elm, TX; Latitude: 33.211741°N, Longitude: 96.918133°W; About 3,440 feet east of Villa Paloma Blvd and about 3,100 feet south of HWY 380 E.
Purpose of Use: Irrigation
Requested Amount of Use: 8,950,000 gallons per year for 2024; 4,600,000 gallons per year after 2024
Production Capacity of Well(s): 190 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board. Brief discussion was held.

- c. **Applicant:** Independence Water No 2, LP; 3000 Turtle Creek Blvd, Dallas, Texas 75219
Location of Well (Existing-Pecan Square 1): Walker Way, Northlake, Texas 76247; Latitude: 33.086875°N, Longitude: 97.251785°W; About 700 feet north of the Mulkey Ln, and about 6,000 feet west of IH 35W.
Purpose of Use: Landscape Irrigation and Surface Impoundment(s)
Requested Amount of Use: 61,210,000 gallons per year for 2024; 32,920,000 gallons per year after 2024
Production Capacity of Well(s): 200 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board. Brief discussion was held. Jason Flint, Terra Seco Solutions, informed the Board that the developer agreed on resource management process system and provided details on the system.

- d. **Applicant:** Independence Water No 2, LP; 3000 Turtle Creek Blvd, Dallas, Texas 75219
Location of Well (Pecan Square 2): 708 Redbrick Ln, Northlake, Texas 76266; Latitude: 33.096122°N, Longitude: 97.237522°W; About 585 feet west of Cleveland Gibbs Rd, and about 1,650 feet south of FM 407 W.
Purpose of Use: Landscape Irrigation and Surface Impoundment(s)
Requested Amount of Use: 54,480,000 gallons per year for 2024; 29,610,000 gal/year after 2024
Production Capacity of Well(s): 165 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board.

- e. **Applicant:** 5 Guys Land Holding Company LLC; 6508 Colleyville Blvd Ste 300, Colleyville, TX 76034
Location of Well: 11698 County Road 53, Celina, Texas 75009; Latitude: 33.291702°N, Longitude: 96.793246°W; About 2,900 feet west of Preston Rd, and about 4,775 feet south of W Glendenning Pkwy.
Purpose of Use: Concrete Batch Plant
Requested Amount of Use: 9,180,000 gallons per year
Production Capacity of Well(s): 60 gallons/minute
Aquifer: Woodbine

General Manager Paul Sigle reviewed the application with the Board. Discussion was held.

3. 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.

Board Member Joe Helmberger made the motion to approve all applications as presented. Board member Greg Peters seconded the motion. Motion passed unanimously.

Board Member Thomas Smith stated to no specific permit holder or applicant; the District is seeing groundwater permits when there is a public water source available. When they are using groundwater when public water is available, it reduces the groundwater availability for other that only use groundwater.

5. Adjourn or continue permit hearing.

Board President Ronny Young adjourned the permit hearing at 10:30 a.m.

Board Meeting

Agenda:

1. Pledge of Allegiance and Invocation

Board President Ronny Young led the Pledge of Allegiance and Board Member Thomas Smith 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 10:31 a.m.

3. Public Comment

There were no public comments at this time.

4. Consider and act upon approval of the minutes from the June 13, 2023, Board meeting.

Board President Ronny Young asked for approval of the minutes from the June 13, 2023, meeting. Board Member Thomas Smith 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. 2023-07-11-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Discussion was held. Board Member Greg Peters made the motion to approve Resolution No. 2023-07-11-01. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

6. Receive reports from the following Committees*:
- a. Budget and Finance Committee
 - i. Receive Monthly Financial Information

General Manager Paul Sigle reviewed the Financial Report with the Board.

- b. Management Plan Committee
 - i. Receive Quarterly Report

General Manager Paul Sigle reviewed the Quarterly Report with the Board.

7. Receive a presentation on Terra Seco Solutions' Groundwater Management Software.

Jason Flint, Terra Seco Solutions, provided a presentation on Groundwater Management Software for the Board. The software enables daily tracking of individual meter usage, leakage, and data providing information quickly. Discussion was held.

8. Consider and act upon compensation for Board of Director Members.

Board President Ronny Young provided background information for the Board. Kristen Fancher, Legal Counsel, explained that directors may not receive fees of office or other compensation for performing the duties of director. However, a director is entitled to reimbursement of actual expenses, such as mileage, while engaging in activities on behalf of the District. Forms will be available to Board members.

9. 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 met June 27, 2023. A Technical Advisor Committee was set up to oversee people working on DFCs. GMA 8 representatives were appointed to the committee: Doug Shaw, Upper Trinity GCD, Kathy Turner Jones, Prairielands GCD, Dirk Aaron, Clearwater UWCD, Mitchell Sodek, Central Texas GCD, and Corey Jones, Northern Trinity GCD. Paul Sigle was appointed as contact. The District can add additional staff or consultants. James Beach, Advanced Groundwater Solutions, and Robert Mace, Meadows Center, were added for the District. Board Member Thomas Smith made the motion to add them. Board Member Greg Peters seconded the motion. Motion passed unanimously.

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

No issues.

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

i. WFW Production Company, Inc., Tracking No. 56549

General Manager Pau Sigle informed the Board that this well is north of Munson.
No action to be taken

b. Well Registration Summary

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

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

More information regarding irrigation well within city limits. Not using city water when it is available and concern for rural landowners. Need to discuss how to best meet the legislative priorities for the District. Put on the agenda for discussion, how to address a plan and prepare RFQ.

13. Adjourn public meeting

Board President Ronny Young declared the meeting adjourned at 11:28 a.m.

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Velma Starks

Recording Secretary

[Signature]

Secretary-Treasurer