

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

**Tuesday, April 12, 2022 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, Allen Knight, Jimmy Arthur, Ronny Young, Greg Peters (arrived 10:15 a.m.) and Ron Sellman

**Members Absent:** Joe Helmberger David Flusche, and Thomas Smith

**Staff:** Drew Satterwhite, Paul Sigle, Kenneth Elliott, 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 Vice President Ron Sellman 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 Permits**

- a. **Applicant:** Seventeen Lakes HOA, 14951 N Dallas Pkwy #600, Dallas, TX 75254  
**Location of Well:** Wilderness Pass and Martin Creek Circle, Roanoke, TX 76262; Latitude: 32.997880°N, Longitude: 97.259870°W; About 230 feet north of the Wilderness Pass and Martin Creek Circle intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 2,900,000 gallons per year  
**Production Capacity of Well:** 50 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member Ronny Young made the motion to approve the permit. Board Member Allen Knight seconded the motion. Motion passed unanimously

- b. **Applicant:** Prosper Independent School District, 605 East 7<sup>th</sup>, Prosper, TX 75078  
**Location of Well:** 3500 East 1<sup>st</sup> Street, Prosper, TX 75078, Latitude: 33.231887°N, Longitude: 96.751770°W; About 1,100 feet west of the E 1<sup>st</sup> Street and Granite Shoal Drive intersection and about 800 feet south of E 1<sup>st</sup> Street.  
**Purpose of Use:** Landscape Irrigation  
**Requested Amount of Use:** 12,000,000 gallons per year  
**Production Capacity of Well:** 190 gallons/minute  
**Aquifer:** Trinity (Paluxy)

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member Allen Knight mad the motion to approve the permit. Board Member Ronny Young seconded the motion. Motion passed unanimously.

- c. **Applicant:** Preferred Materials, PO Box 2409, McKinney, TX 75070  
**Location of Well:** 5181 County Road 471, McKinney, TX 75071, Latitude: 33.269019°N, Longitude: 96.510719°W; About 800 feet east of the County Road 471 and County Road 412 intersection and about 120 feet north of County Road 471.  
**Purpose of Use:** Concrete Production  
**Requested Amount of Use:** 7,420,000 gallons per year  
**Production Capacity of Well:** 80 gallons/minute  
**Aquifer:** Woodbine

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member Lee Allison made the motion to approve the permit. Board Member Ronny Young seconded the motion. Motion passed unanimously.

- d. **Applicant:** Twin Creeks Prosper LLC, 1760 Parkwood Drive, Prosper, TX 75078  
**Location of Well:** 2388 E. Frontier Parkway, Prosper, TX 75078; Latitude: 33.26070°N, Longitude: 96.74966°W; About 600 feet south of the East Frontier Parkway and Pebble Creek Drive intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 7,125,800 gallons for 2022 and 4,152,700 gallons per year after 2022  
**Production Capacity of Well:** 70 gallons/minute  
**Aquifer:** Woodbine

General Manager Drew Satterwhite reviewed the permit with the Board. Discussion was held.

Board Member Allen Knight made the motion to approve the permit. Board Member Jimmy Arthur seconded the motion. Motion passed unanimously.

- e. **Applicant:** Lhoist North America; PO Box 53, Hurst, TX 76053  
**Location of Well:** 11916 CR 53, Celina, TX 75009; Latitude: 33.291086°N, Longitude: 96.797261°W; About 1,300 feet east of the CR 51 and CR 53 intersection and about 400 feet north of CR 53.  
**Purpose of Use:** Lime Slurry Production  
**Requested Amount of Use:** 20,594,104 gallons per year  
**Production Capacity of Well:** 40 gallons/minute  
**Aquifer:** Woodbine

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member Ronny Young made the motion to approve the permit. Board Member Allen Knight seconded the motion. Motion passed unanimously.

- f. **Applicant:** Windsong Ranch Community Association; 130 N. Preston Road, Suite 130, Prosper, TX 75078  
**Location of Well:** 2242 Good Hope Road, Prosper, TX 75078; Latitude: 33.224472°N, Longitude: 96.870861°W; About 250 feet west southwest of the Redstem Drive and Pavonia Lane intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 20,840,000 gallons per year  
**Production Capacity of Well:** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)

General Manager Drew Satterwhite reviewed the permits with the Board. The Board heard both Windsong Ranch Community Association permits before voting. Greg Peters arrived in time to vote on both Windsong permits.

- g. **Applicant:** Windsong Ranch Community Association; 130 N. Preston Road, Suite 130, Prosper, TX 75078  
**Location of Well:** 1872 Good Hope Road, Prosper, TX 75078; Latitude: 33.240750°N, Longitude: 96.870806°W; About 700 feet south of the Good Hope Road and Greenslade Street intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 20,050,000 gallons per year  
**Production Capacity of Well:** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)

General Manager Drew Satterwhite reviewed the permit with the Board. The previous Windsong Ranch Community Association permit and this permit were voted on together. Board Member Ronny Young made the motion to approve both permits. Board Member Jimmy Arthur 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.

Each permit was voted on separately except the Windsong Ranch Community Association permits. They were voted on together.

5. Adjourn or continue permit hearing.

Board Vice President Ron Sellman adjourned the permit hearing at 10:22 a.m.

### Board Meeting

#### Agenda:

1. Pledge of Allegiance and Invocation

Board Vice President Ron Sellman 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 Vice President Ron Sellman called the meeting to order at 10:24 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 March 8, 2022, Board meeting.

Board Vice President Ron Sellman asked for approval of the minutes from the March 8, 2022, meeting. Board Member Allen Knight made the motion to approve the minutes. Board Member Ronny Young seconded the motion. Motion passed. Board Vice President Ron Sellman abstained.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-04-12-1.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Board Member Ronny Young made the motion to approve Resolution No. 2021-04-12-1. Board Member Greg Peters 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.

- b. Management Plan Committee
  - 1) Receive Quarterly Report

General Manager Drew Satterwhite reviewed the Quarterly Report with the Board.

TWDB has sent District's Management Plan to Authority Staff for General Manager and staff to review. The District staff is expecting the Management Plan to be adopted in the coming months. The updated MAGs from this round of DFCs are not expected to be released by the

TWDB until late 2022 or early 2023. When the updated MAGs are released, the District is required to update the Management Plan within two years. To avoid updating the Management Plan during the 5-year cycle, the District would have to submit a new Management Plan to restart the cycle.

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

No update.

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

No issues at this time.

9. 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 informed that Board that there is no protest at this time.

b. Well Registration Summary

General Manager Drew Satterwhite reviewed the well registration summary with the Board. There were 40 well registrations in March.

c. Truck Update

General Manager Drew Satterwhite informed Board that truck (F-150) was ordered in the amount of \$46,275.00. Delivery time is 3 to 6 months.

d. TDLR Training

Tomorrow, a training presentation by Adam Foster will be presented at 10 a.m. in the GTUA Board Room. A field inspection will then be demonstrated.

e. New Field Technician Kenneth Elliott was welcomed to staff.

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

Information provided at conference regarding Trinity Aquifer declines does not correspond with information we had previously. Need to get clarification on which information is correct.

Many MUDS are being created. For future discussion, can treated wastewater be put back into aquifers. This process will be discussed at a future meeting with a light agenda. Discussion was held.

11. Adjourn public meeting

Board Member Ronny Young made a motion to adjourn. Board Member Allen Knight seconded the motion. Board Vice President Ron Sellman declared the meeting adjourned at 10:52 a.m.

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Velma Starks  
Recording Secretary

Ron Sellman  
Secretary-Treasurer