

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

**Tuesday, March 8, 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, Joe Helmberger, Allen Knight, David Flusche, Jimmy Arthur, Ronny Young, and Thomas Smith

**Members Absent:** Greg Peters and Ron Sellman

**Staff:** Drew Satterwhite, Paul Sigle, Wayne Parkman, 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:** City of Melissa; 3411 Barker Ave, Melissa, TX 75454  
**Location of Well:** 4001-4099 Liberty Way, Melissa, TX 75454; Latitude: 33.30346°N, Longitude: 96.558833°W; About 850 feet south of the Thockmorton Road and Liberty Way intersection and about 150 feet west of Liberty Way.  
**Purpose of Use:** Landscape Irrigation and filling surface impoundments  
**Requested Amount of Use:** 7,440,000 gallons per year  
**Production Capacity of Well:** 75 gallons/minute  
**Aquifer:** Woodbine

General Manager Drew Satterwhite reviewed the permit with the Board. Discussion was held. Board Member Ronny Young made the motion to approve the permit. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

- b. **Applicant:** Ronald Ross LLC dba The Triple "R" Ranch & Winery; 2776 CR 125, Whitesboro, TX 76273  
**Location of Well:** 2776 CR 125, Whitesboro, TX 76273, Latitude: 33.800521°N, Longitude: 96.976528°W; About 5,000 feet south of the CR 125 and CR 106 intersection and about 1,100 feet south of CR 125.  
**Purpose of Use:** Landscape and vineyard irrigation and filling surface impoundment(s)  
**Requested Amount of Use:** 5,167,000 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 David Flusche made the motion to approve the permit. Board Member Ronny Young seconded the motion. Motion passed unanimously.

**Permit Amendment**

- c. **Applicant:** MM Celina 3200 LLC, 1800 Valley View Ln, Ste 300, Farmers Branch, TX 75234  
**Location of Well:** County Line Road, Celina, TX 75009, Latitude: 33.353247°N, Longitude: 96.833197°W; about one mile south of the County Line Road and FM 455 intersection and about 900 feet east of County Line Road.  
**Purpose of Use:** Construction  
**Requested Amount of Use:** 35,618,000 gallons thru 2023  
**Production Capacity of Well:** 190 gallons/minute  
**Aquifer:** Trinity (Antlers)  
**Amendment:** Increasing the requested amount of use from 26,418,000 to 35,618,000 gallons thru 2023

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member Thomas Smith made the motion to approve the permit. 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.

Each permit was voted on separately.

5. Adjourn or continue permit hearing.

Board President Joe Helmberger adjourned the permit hearing at 10:14 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 10:15 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 February 15, 2022, Board meeting.

Board President Joe Helmberger asked for approval of the minutes from the January 11, 2022, meeting. Board Member Thomas Smith made the motion to approve the minutes. Board Member Allen Knight seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-03-08-1.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Discussion was held. Board Member Thomas Smith made the motion to approve Resolution No. 2021-03-08-1. 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.

7. Discussion of the District's Investment Options.

General Manager Drew Satterwhite reminded the Board that a request to discuss investment options available to the District was made at the last meeting. The District must invest within the constraints of the Public Funds Investment Act and our Investment Policy. CDs have been the best option.

8. Discussion and possible action regarding the purchase of a flow meter.

General Manager Drew Satterwhite informed the Board that Wayne Parkman, Field Technician, led the effort to shop for and compare the various flow meters available that would be suitable for the field staff. An additional Field Technician will start on March 28, 2022. The flow meter was budgeted so that we would have two (2) available at all times to help with scheduling for the drillers. The cheapest unit, Fuji Electric's Portaflow, is the same unit that the District currently owns. This unit has performed well and is reliable. In addition, we are familiar with the unit and could share parts (Bars, chargers, etc.). Discussion was held. Board Member Ronny Young made the motion to purchase the unit with an additional bar. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

9. Discussion and possible action regarding the purchase of a District Vehicle.

General Manager Drew Satterwhite informed the Board that the District is having difficulty in finding a truck. Features that are needed are cruise control, 4-wheel drive, and half-ton. General Manager Drew Satterwhite also informed the Board that the District is not finding a truck at fleet pricing. Discussion was held. Board Member Thomas Smith made a motion to purchase a vehicle by getting three bids on pickup or SUV, allowing to purchase vehicle other than truck, and increase budget to \$60,000. Board Member Ronny Young seconded the motion. Motion passed unanimously.

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

No updates.

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

Kristen Fancher, legal counsel, informed the Board that a repeat violator situation appears to be heading for a lawsuit.

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 Drew Satterwhite sent out the report to Board. One well pending was protested asking for well log.

b. Well Registration Summary

General Manager Drew Satterwhite reviewed the well registration summary with the Board.

c. Mountain Pure vs. Neches and Trinity Valley GCD case update.

Kristen Fancher, legal counsel, informed the Board that the District funds didn't need to be expended for the amicus brief. The Court denied review of case which resulted in favor of GCDs.

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

12. Adjourn public meeting

Board President Joe Helmberger declared the meeting adjourned at 10:46 a.m.

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*Velma Starks*  
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Recording Secretary

*Lee Lewis*  
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Secretary-Treasurer