

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

**Tuesday, February 9, 2021 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: Thomas Smith, Ronny Young, Allen Knight, Lee K. Allison, Ron Sellman, and Joe Helmberger

Members Absent: David Flusche

Staff: Drew Satterwhite, Paul Sigle

Visitors: Kristen Fancher, Legal Counsel  
Michelle Carte, Upper Trinity Regional Water District  
James Beach, Advanced Groundwater Solutions  
Peter Schulmeyer, Collier Consulting, Inc.  
Jason Flynt, Barco Well Service  
Amanda Rodriguez, Barco Well Service  
Matt Hesse, CoServ Property Holdings  
Tim Long, Billingsley Company

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**Permit Hearing**

**Agenda:**

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.  
Board President Thomas Smith called the permit hearing to order at 10:00 a.m.
2. Review the Production Permit Applications of:

**Request for Exception to Spacing Requirements**

**1. Applicant:** CoServ Property Holdings, LLC; 7701 S. Stemmons, Corinth, TX 76210

**Location of Well:** West US 380, Krum, TX 76259 (Denton County); Latitude: 33.232667°N, Longitude: 97.284833°W; About one half-mile east on US 380 from the intersection of George Owens Rd and US 380, and about 1400 feet south of US 380 near Westfield Lane.

**Purpose of Use:** Fire Suppression System

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

**Production Capacity of Well:** 175 gallons per minute

**Aquifer:** Trinity (Antlers) Aquifer

**Request for Exception to Spacing Requirements:** CoServ is requesting an exception to the spacing requirements for an existing well located about 675 feet to the east of the proposed well. The spacing requirement for a 175 gallon per minute well is 1,385 feet.

General Manager Drew Satterwhite reviewed the permit application with the Board. Discussion was held. Board Member Ronny Young made the motion to approve the permit application and Conserve the request for exception to spacing requirements. Board Member Joe Helmberger seconded the motion. Motion passed unanimously.

**New Production Permit Applications**

**2. Applicant:** CADG Hurricane Creek LLC; 1800 Valley View Ln., #300, Farmer Branch, TX 75234

**Location of Well:** Hurricane Creek South Development, Anna, TX; South shore of Collin Co. SWCD Pond #45; Latitude: 33.351506°N, Longitude: 96.598092°W; About 2,000 feet west on FM 455 from the intersection of FM 455 and County Road 368 and about 2,175 feet north of FM 455.

**Purpose of Use:** Landscape Irrigation and Pond(s)/Surface Impoundment(s)

**Requested Amount of Use:** 28,122,455 gallons for 2021, 42,180,182 gallons for 2022, and 35,692,000 gallons per year after 2022

**Production Capacity of Well:** 180 gallons per minute

**Aquifer:** Trinity (Paluxy) Aquifer

General Manager Drew Satterwhite reviewed the permit application with the Board. Discussion was held. Board Member Joe Helmberger made the motion to approve the permit application. Board Member Ron Sellman seconded the motion. Motion failed upon vote. The item was tabled.

**Permit Amendment Applications**

**3. Applicant:** City of Krum, 410 N. First Street, Krum, TX 76249

**Location of Well:** 4910 Masch Branch RD, Krum, TX 76249; Latitude: 33.257833°N, Longitude: 97.208028°W; About 125 feet west of Masch Branch Road and 900 feet south of the intersection of Masch Branch Road and FM 1173

**Purpose of Use:** Public Water Supply

**Requested Amount of Use:** 35,011,000 gallons per year

**Production Capacity of Well:** 425 gallons per minute (Increased from 200 gallons per minute); request to increase production capacity only

**Aquifer:** Trinity (Antlers) Aquifer

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

the motion. Motion passed unanimously.

**4. Applicant:** City of Gainesville; 200 S Rusk, Gainesville, TX 76240

**Location of Well:** 1511 Rice Ave. Gainesville, TX 76240; Latitude: 33.6083°N, Longitude: 97.13961°W;

About 225 feet west of the Rice Ave and Anthony Street

**Purpose of Use:** Public Water Supply

**Historic Use Permit Amount:** 672,191,000 gallons per year

**Production Capacity of Well:** 650 gallons per minute (Increased from 500 gallons per minute); request to increase production capacity only

**Aquifer:** Trinity (Antlers) Aquifer

General Manager Drew Satterwhite reviewed the permit application with the Board. Board Member Ron Sellman was required to abstain from participation in any discussion of the permit application due to a conflict of interest. Attorney Kristen Fancher updated the Board that Board Member Sellman had followed all of the procedures required by law regarding abstention. Board Member Ronny Young made the motion to approve the permit application. Board Member Joe Helmberger seconded the motion. Motion passed.

3. Public Comment on the Production Permit Applications.

There were no public comments

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.

Applications were voted on individually.

5. Adjourn or continue permit hearing.

President Thomas Smith adjourned the permit hearing at 10:38 a.m.

**Public Meeting on Proposed Desired Future Conditions**

**Agenda**

1. Call to Order; establish quorum; declare meeting open to the public; introduction of Board.

President Thomas Smith called the public meeting to order at 10:38 a.m.

2. Review of Desired Future Conditions applicable to the District.

James Beach provided an in-depth presentation on the proposed DFC which was proposed by GMA 8.

3. Public Comment on District's proposed Desired Future Conditions (verbal comments limited to three (3) minutes each).

