

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

**TUESDAY NOVEMBER 12, 2019**

**PILOT POINT ISD ADMINISTRATION OFFICE  
829 S. HARRISON ST/  
PILOT POINT, TEXAS 76258**

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Members Present: Ryan Henderson, Lee K. Allison, Thomas Smith, Joe Helmberger, David Flusche, and Evan Groeschel

Members Absent: Ronny Young, Allen Knight, and Ron Sellman

Staff: Drew Satterwhite, Paul Sigle, Wayne Parkman, Carolyn Bennett, and Velma Starks

Visitors: Kristen Fancher, Fancher Legal  
Peter M. Schulmeyer, Collier Consulting  
Dale Chepulis, Double D Drilling  
Tim Long, Billingsley Water Manager  
Jason Flynt, Barco Well Service

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**Permit Hearing**

**Agenda:**

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

President Thomas Smith called the permit hearing to order at 10:02 a.m.

2. Review the Production Permit Applications of:

**Applicant:** CADG Erwin Farms LLC; 520 Central Parkway E, Ste 104, Plano, TX 75074

**Location of Well:** 3533 County Road 164, McKinney, TX 75071; Latitude: 33.244497°N Longitude: 96.655106°W; located approx. 900 feet south of County Road 164 about ½ mile east of the County Road 1006 and County Road 164 intersection

**Purpose of Use:** Filling Pond(s)/Other Impoundment(s)

**Requested Amount of Use:** 4,333,818 gallons per year

**Production Capacity of Well:** 25 gallons per minute

**Aquifer:** Woodbine Aquifer

General Manager Drew Satterwhite reviewed the permit with the Board. The Board held a detailed discussion. Board Member Ryan Henderson made a motion to approve the permit as is. Joe

Helmberger seconded the motion. David Flusche voted against the permit being approved. The motion passed with a vote of 5 for and 1 against.

**Applicant:** FAB 5 Management, LLC; 9040 Hawley Drive, Fort Worth, TX 76244  
**Location of Well:** FM 1171, Flower Mound, TX 75022; Latitude: 33.046528°N Longitude: 97.172639°W; located approx. 400 feet north of the Pocohontas Drive and FM 1171 intersection  
**Purpose of Use:** Irrigation and Filling Pond(s)/Other Impoundment(s)  
**Requested Amount of Use:** 11,680,000 gallons for 2020; 5,840,000 gallons per year thereafter  
**Production Capacity of Well:** 170 gallons per minute  
**Aquifer:** Trinity (Paluxy) Aquifer

General Manager Drew Satterwhite reviewed the permit with the Board. The Board held a detailed discussion. Joe Helmberger made the motion to approve the permit. Ryan Henderson seconded the motion. David Flusche voted against the permit being approved. The motion passed with a vote of 5 for and 1 against.

**Applicant:** Pulte Homes of Texas, LP; 9111 Cypress Waters Blvd. Ste 100, Coppell, TX 75019  
**Location of Well:** Latitude: 33.189955°N Longitude: 97.061329°W; located approx. ½ mile south of the East McKinney Street and South Trinity Road intersection  
**Purpose of Use:** Construction in 2020 and Irrigation thereafter  
**Requested Amount of Use:** 8,970,000 gallons for 2020; 2,970,000 gallons per year thereafter  
**Production Capacity of Well:** 45 gallons per minute  
**Aquifer:** Trinity (Antlers) Aquifer

General Manager Drew Satterwhite reviewed the permit with the Board. After a brief discussion the Board approved the motion. Board Member Joe Helmberger made the motion to approve the permit. Board Member Lee K. Allison seconded the motion. The motion passed unanimously.

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.

The permits were voted on individually after each one was reviewed.

5. Adjourn or continue permit hearing.

Board President Thomas Smith adjourned the permit hearing at 10:49 a.m.

### Board Meeting

1. Pledge of Allegiance and Invocation

Board Member Joe Helmberger led the group in the Pledge of Allegiance and Board president Thomas Smith provided the invocation.

2. Call to order, establish quorum; declare meeting open to the public

President Thomas Smith called the meeting to order 10:50 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 October 8, 2019, Board meeting.

Board President Thomas Smith asked for approval of the minutes from the October 8, 2019 meeting. Board Member Joe Helmberger 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. 2019-11-12-01.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Board Member Joe Helmberger made the motion to approve Resolution No. 2019-11-12-01. Board Member David Flusche 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 monthly financial information with the Board.

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

General Manager drew Satterwhite reviewed the quarterly report with the Board.

7. Consider and act upon authorizing WSP to develop a sample Hydrogeological Report.

General Manager Drew Satterwhite provided background information for the Board. The District now requires a hydrogeological report to be submitted as part of the application process for wells capable of producing 200 gallons per minute or more. The staff has been working with applicants in their development of Hydrogeological Reports and there has been some confusion as to exactly what we are requiring. The staff believes that it would be beneficial to have an example or sample report to provide to applicants so that they can more quickly understand what we are requesting.

This same item was taken to the Red River Groundwater Conservation District Board of

Directors, and approved, at their September 19 meeting. By both Districts participating, it will reduce the costs by almost 50%. James Beach with WSP believes a report could be developed for each District at a cost of \$5,000 per District if costs are shared. This report could be amended as necessary. Board Member Joe Helmberger made the motion to have WSP develop a sample hydrogeological report. Board Member Evan Groeschel seconded the motion. Motion passed unanimously.

8. Consider and act upon 2020 Administrative Services Contract with Greater Texoma Utility Authority.

General Manager Drew Satterwhite provided the Board with background information. In November 2010, the District and GTUA entered into an agreement for administrative services to be provided by GTUA for the District. The Board of Directors of GTUA has continued to indicate their satisfaction with the outcome of the agreement. This agreement is scheduled to be considered at GTUA's November 18, 2019 Board meeting. The District operates with some of the lowest production fees in the region. This scope of services remains the same as the contract executed for 2019. The budgeted amounts identified in the contract are consistent with the 2020 budget adopted by the District. The Board asked if this contract could be changed to a 5-year contract. The Board then directed the staff and legal counsel to look at a 5-year option for next year. Board Member Ryan Henderson made the motion to approve the contract. Board Member Evan Groeschel seconded the motion. Motion passed unanimously.

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

General Manger Drew Satterwhite informed the Board that the GMA 8 meeting will be held on Friday, November 22, 2019.

10. Consider and act upon compliance and enforcement activities for violations of District's Rules.

a. C Miller Drilling

General Manager Drew Satterwhite informed the Board that this item will be discussed at a future meeting.

b. THI Water Well

General Manager Drew Satterwhite informed the Board that THI Water Well has previously drilled a well without a permit. This is their second time for second major violation which results in a \$2,000.00 fine. Board Member Joe Helmberger made the motion to fine THI Water Well in the amount of \$2,000.00. Board Member Ryan Henderson seconded the motion. Motion passed unanimously.

11. General Manager's Report: The General Manager will update the board on operational, educational and other activities of the District.

a. Update on Monitoring Well Equipment

General Manager Drew Satterwhite showed the Board the equipment that was

purchased.

b. Update on District Truck

General Manager Drew Satterwhite informed the Board that the F150 2011 truck was sold.

c. Update on Well Plugging

General Manager Drew Satterwhite informed the Board that the staff went out and watched another district plug shallow wells. Staff believes we could plug a 200 foot wells at a cost of \$300-500 per well. TDLR requires casing to be cut at ground level. This will be further discussed at a later date with the plugging committee.

d. Well Registration Summary

General Manager Drew Satterwhite informed the Board that 30 wells were registered.

e. Update on Rules and Management Plan amendment timeline

General Manager Drew Satterwhite informed the Board that a Public Hearing would be schedule for February or March.

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

No Board meeting will be held in December.

13. Adjourn public meeting

Board President Thomas Smith declared the meeting adjourned at 11:41 a.m.

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Velma Starks  
Recording Secretary

R. Starks  
Secretary-Treasurer