

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

Tuesday, February 11, 2025, 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:	Jimmy Arthur, Ronny Young, Allen Knight, Allen McDonald, and Thomas Smith
Members Absent:	Everette Newland, Robert Todd, Leon Klement, and Greg Peters
Staff:	Paul Sigle, Allen Burks, Kristi Krider, Billie Jo Tiner, and Velma Starks
Visitors:	Kristen Fancher, Law Offices of Kristen Fancher, PLLC James Beach, PG, Advanced Groundwater Solutions, LLC

Permit Hearing

Permit Hearing will begin at 10:00 a.m.

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 10:00 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:** 1876 Country Club LLC; 7809 Kentmere, Ste 200, The Colony, TX 75056
Location of Well: 3500 N Legacy Dr., Celina, TX 75009; Latitude: 33.373239°N, Longitude: 96.819069°W; About 1,930 feet east of Eagle Mountain Way and about 3,700 feet north of Gary Autry Moore Pkwy in Collin County.
Purpose of Use: Golf Course Irrigation
Requested Amount of Use: 105,000,000 gallons per year
Production Capacity of Well: 400 gallons/minute

Aquifer: Trinity (Antlers)

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

- b. **Applicant:** City of Aubrey; 107 S. Main Street, Aubrey, TX 76227
Location of Well: 933 Rockhill Rd, Aubrey, TX 76227; Latitude: 33.292944 °N, Longitude: 96.992883°W; About 880 feet east of Rock Hill Rd and about 440 feet north of Highmeadow Dr in Denton County.
Purpose of Use: Municipal/Public Water System
Requested Amount of Use: 201,006,260 gallons per year
Production Capacity of Well: 500 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board.

- c. **Applicant:** Denton ISD; 230 N Mayhill Road, Denton, TX 76208
Location of Well: 2500 Naylor Rd, Crossroads, TX 76227; Latitude: 33.216402°N, Longitude: 96.985681°W; About 1260 feet east of Naylor Rd and about 500 feet north of Cedar Creek Dr in Denton County.
Purpose of Use: Landscape Irrigation
Requested Amount of Use: 23,122,042 gallons per year
Production Capacity of Well: 120 gallons/minute
Aquifer: Trinity (Antlers)

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

- d. **Applicant:** Rob Knight; 3451 Serendipity Hills Trail, Corinth, TX 76210
Location of Well: 799 E. Jeter Road, Bartonville, TX 76226; Latitude: 33.078909°N, Longitude: 97.142229°W; About 1,800 feet north of Jeter Rd and about 3,378 feet west of FM 407E in Denton County.
Purpose of Use: Agriculture; Irrigation (Hay); Filling Pond; Livestock
Requested Amount of Use: 30,000,000 gallons per year
Production Capacity of Well: 150 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board.

- e. **Applicant:** TCCI Range-MEAD 2021 LLC; 14675 Dallas Pkwy Ste 5, Dallas, TX 75254
Location of Wells:
- **Range Creek No. 1:** Latitude: 33.065630°N, Longitude: 97.335534°W; About 1,650 feet south of Range Rd and about 3,520 feet west of Mary Polk Rd in Denton County.
 - **Range Creek No. 2:** Latitude: 33.075283°N, Longitude: 97.331357°W; About 660 feet south of Winged Elm Way and about 1,400 feet east of Range Rd in Denton County.
- Purpose of Use:** Municipal/Public Water System
Requested Amount of Use: 65,745,000 gallons per year
Production Capacity of Wells:
- **Range Creek No. 1:** 250 gallons/minute
 - **Range Creek No. 2:** 250 gallons/minute
- Aquifer:** Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with Board.

- f. **Applicant:** Undine Texas LLC; 17681 Telge Rd, Cypress, TX 77429

Location of Wells:

- **Lonesome Dove Well #2(Existing):** Lonesome Dove Dr, Little Elm, TX 75068; Latitude: 33.161128 °N, Longitude: -96.982943 °W; About 73 feet south of Lonesome Dove Rd and about 410 feet east of Steller Ln in Denton County.
- **Greenwood Well #1(Existing):** Hilltown 1 Block J Lot 6, Little Elm, TX 75068; Latitude: 33.167510°N, Longitude: 96.966396°W; About 30 feet east of Greenwood Dr and about 265 feet south of Mulberry Dr in Denton County.
- **Greenwood Well #2(Existing):** Hilltown 1 Block J Lot 6, Little Elm, TX 75068; Latitude: 33.167624°N, Longitude: 96.966311°W; About 50 feet east of Greenwood Dr and about 225 feet south of Mulberry Dr in Denton County.
- **Wellington Well #2(Existing):** Tempest Lane, Little Elm, TX 75068 Latitude: 33.166090°N, Longitude: 96.981295°W; About 40 feet south of Wellington Dr and about 190 feet west of Roxie Dr in Denton County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 42,900,000 gallons per year

Production Capacity of Wells:

- **Lonesome Dove Well #2:** 46 gallons/minute
- **Greenwood Well #1:** 96 gallons/minute
- **Greenwood Well #2:** 43 gallons/minute
- **Wellington Well #2:** 26 gallons/minute

Aquifer: Woodbine

General Manager Paul Sigle conducted a review of the Undine Texas LLC permits in conjunction with the Board. It has been determined that a payment of \$4,000.00 is required to address the fines associated with all permits for Undine Texas LLC, ensuring compliance moving forward. Discussion was held.

- g. **Applicant:** Undine Texas LLC; 17681 Telge Rd, Cypress, TX 77429

Location of Well:

- **Lonesome Dove Well #1(Existing):** Lonesome Dove Dr, Little Elm, TX 75068; Latitude: 33.161134°N, Longitude: 96.983169°W; About 62 feet south of Lonesome Dove Rd and about 350 feet east of Steller Ln in Denton County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 21,600,000 gallons per year

Production Capacity of Well: 106 gallons/minute

Aquifer: Trinity (Twin Mountains)

General Manager Paul Sigle reviewed the Undine Texas LLC permits together.

- h. **Applicant:** Undine Texas LLC; 17681 Telge Rd, Cypress, TX 77429

Location of Wells:

- **Wellington Well #1(Existing):** Tempest Lane, Little Elm, TX 75068; Latitude: 33.166131 °N, Longitude: 96.981295 °W; About 25 feet south of Wellington Dr and about 185 feet west of Roxie Dr in Denton County.

- **Greenwood Paluxy(New):** 5941 Greenwood Drive, Little Elm, TX 75068; Latitude: 33.167574°N, Longitude: 96.966353°W; About 40 feet east of Greenwood Dr and about 240 feet south of Mulberry Dr in Denton County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 77,300,000 gallons per year

Production Capacity of Wells:

- **Wellington Well #1:** 140 gallons/minute
- **Greenwood Paluxy:** 240 gallons/minute

Aquifer: Trinity (Paluxy)

General Manager Paul Sigle reviewed the Undine Texas LLC permits together

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.

All permits were voted on together. Board Member Allen Knight made a motion to approve all permits. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

5. Adjourn or continue permit hearing.

Board President Ronny Young adjourned the permit hearing at 10:17 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 10:18 a.m.

3. Public Comment

There were no public comments at this time.

4. Consider and act upon approval of the minutes of January 14, 2025, Board meeting.

Board President Ronny Young asked for approval of the minutes from the January 14, 2025, meeting. Board Member Allen McDonald made a motion to approve the minutes. Board Member Jimmy Arthur seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-02-11-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Discussion was held. Board Member Allen McDonald made the motion to approve Resolution No. 2025-02-11-01. Board Member Thomas Smith 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 Paul Sigle reviewed the Financial Report with the Board.

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

General Manager Paul Sigle informed the Board that GMA 8 is meeting on February 25, 2025. INTERA is to show model update at meeting.

8. Discussion and possible action regarding the District's well spacing requirements.

General Manager Paul Sigle introduced James Beach, Advanced Groundwater Solutions, LLC (AGS) to present a review of well spacing rules. Discussion was held. At the next meeting the rules will be reviewed chapter by chapter.

9. Consider and act upon proposal to develop a District Groundwater Management Model for North Texas GCD.

General Manager Paul Sigle reviewed the proposal to develop a District Groundwater Management Model for NTGCD. Discussion was held. Board Member Thomas Smith made a motion to develop a District Groundwater Management Model for NTGCD. Allen McDonald seconded motion passed unanimously.

- 10; Discussion and possible action related to 89th Texas Legislative Session and Issues.

General Manager Paul Sigle informed the board of the intention to apply to the legislature for the introduction of a local bill to consider vanity ponds. The notice will have to be placed in the newspapers in the counties of Cooke, Collin, and Denton. Discussion was held.

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

No issues at this time.

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

Two wells are currently being protested.

- b. Well Registration Summary

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

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

12. Adjourn public meeting

Board President Ronny Young declared the meeting adjourned at 11:26 a.m.

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Velma Starks
Recording Secretary

PS
Secretary-Treasurer