

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

Tuesday, September 9, 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:	Allen McDonald, Everette Newland, Dylan Cyr, Les Westbrook, Robert Todd, and Jimmy Arthur
Members Absent:	Leon Klement
Staff:	Paul Sigle, Kristi Krider, Kenneth Elliot, Allen Burks, and Velma Starks
Visitors:	Kristen Fancher, Law Offices of Kristen Fancher, PLLC

Permit Hearing

The Permit Hearing will begin at 10:00 am.

Agenda:

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

Board President Jimmy Arthur President 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 Application of:

Requests for Rehearing/Contested Hearing/Reconsideration:

- a. **Applicant:** Prosper ISD; 605 E 7th Street, Prosper, TX 75075
Location of Well: 1550 N Legacy Dr., Prosper, TX 75078; Latitude: 33.253353°N, Longitude: 96.835146°W; About 890 east of N Legacy Dr and about 1,820 feet north of W Prosper Trl in Collin County.
Purpose of Use: Irrigation/Landscape
Requested Amount of Use: 8,125,368 gal/year
Production Capacity of Well(s): 175 gallons/minute
Aquifer: Trinity (Paluxy)

Eddie McCarthy, McCarthy & McCarthy, L.L.P., attorney for Prosper addressed the Board.

- b. **Applicant:** Ramble Investment, LP; 3000 Turtle Creek Blvd, Dallas, TX 75219
Location of Wells: **Tract A Well 1:** TBD, Celina, TX 75009; Latitude: 33.342019°N, Longitude: 96.759211°W; About 560 feet west CR 97 and about 2,380 feet north of CR 96 in Collin County; and **Tract A Well 2:** TBD, Celina, TX 75009; Latitude: 33.349439°N, Longitude: 96.766167°W; About 995 feet east of Preston Rd N and about 2,845 feet south of CR 99 in Collin County.
Purpose of Use: Construction; Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment
Requested Amount of Use: 65,156,269 gallons per year for 2025; 56,244,904 gallons per year for 2026; 83,501,247 gallons per year for 2027; 67,143,332 gallons per year for 2028; 102,236,754 gallons per year for 2029; 88,818,172 gallons per year for 2030; and 74,659,946 gallons per year after 2030
Production Capacity of Well(s): **Tract A Well 1:** 350 gallons/minute; and **Tract A Well 2:** 350 gallons/minute
Aquifer: Trinity (Antlers)

Patrick Cowden, Ramble representative, addressed the Board with a presentation.

- c. **Applicant:** Ramble Investment, LP; 3000 Turtle Creek Blvd, Dallas, TX 75219
Location of Wells: **Tract C Well 1:** TBD, Celina, TX 75009; Latitude: 33.332258°N, Longitude: 96.734136°W; About 200 feet north of FM 455 and about 1,100 feet west of FM 455 in Collin County; **Tract C Well 2:** TBD, Celina, TX 75009; Latitude: 33.343000°N, Longitude: 96.737947°W; About 560 feet east of Willow Rd and about 550 south of CR 130 in Collin County.
Purpose of Use: Construction; Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment
Requested Amount of Use: 51,975,390 gallons per year for 2031; 33,709,237 gallons per year for 2032; 68,681,078 gallons per year for 2033; 57,325,821 gallons per year for 2034; 46,316,913 gallons per year for 2035; 54,482,861 gallons per year for 2036; 47,938,022 gallons per year for 2037; 46,316,913 gallons per year after 2037
Production Capacity of Well(s): **Tract C Well 1:** 350 gallons/minute; **Tract C Well 2:** 350 gallons/minute
Aquifer: Trinity (Antlers)

10:23 a.m. Board convened into executive session.

11:26 a.m. reconvened into regular session

Motion to approve Prosper was made by Board Member Allen McDonald. Board Member Everett Newland seconded the motion. Motion passed.

Motion to grant the request for rehearing and reconsideration, and, based on the data presented, approve the volume of production to be 19,509,000 gallons less per year than requested for Tract A, and 13,506,000 less per year than requested for Tract C was made by Board Member Robert Todd. Board Member Les Westbrook seconded the motion. Board Member Dylan Cyr abstained. Motion passed 5 for and 1 abstained.

Permit Amendment

- a. **Applicant:** Argyle WSC; 825 W. FM 407, Argyle, TX 76226
Location of Wells: **Furst Ranch Well No. 1:** Furst Ranch, Argyle, TX 76226; Latitude: 33.073467 °N, Longitude: 97.190024°W; About 1,560 feet north of Smoot Ln and about 1,940 feet east of Hwy 377 in Denton County; **Furst Ranch Well No. 2:** Furst Ranch, Argyle, TX 76226; Latitude: 33.081455°N, Longitude: 97.194384°W; About 2.060 feet south of Keith Rd and about 2,090 feet east of Hwy 377 in Denton County.
Purpose of Use: Municipal/Public Water System
Requested Amount of Use: 130,086,000 gallons per year

Production Capacity of Well(s): Furst Ranch Well No. 1: 450 gallons/minute; **Well 2:** 450 gallons/minute

Aquifer: Trinity (Antlers)

Amendment: Addition of Furst Ranch Well No. 2; increase requested amount from 130,086,000 gal/year to 260,172,000 gal/year.

General Manager Paul Sigle reviewed the application permit with the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the permit. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

New Production Permits:

- e. **Applicant:** City of Celina; 142 N. Ohio, Celina, TX 75009

Location of Wells: Celina Road Pump Station Well: FM 428 & Celina Rd, Celina, TX 75009; Latitude: 33.309426°N, Longitude: 96.838254°W; About 750 feet north of Celina Road and about 3,212 feet east of County Road 54 in Denton County; Southeast Pump Station Well: County Road 90, Celina, TX 75009; Latitude: 33.308658°N, Longitude: 96.767323°W; About 815 feet north of Old Glendenning Road and about 2,360 feet west of Coit Parkway in Collin County.

Purpose of Use: Municipal/Public Water

Requested Amount of Use: 473,364,000 gal/year

Production Capacity of Well(s): Celina Road Pump Station Well: 900 gallons/minute; Southeast Pump Station Well: 900 gallons/minute

Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the application. Board Member Robert Todd seconded the motion. Motion passed unanimously.

- f. **Applicant:** Firefly Land Holdings I, LLC; 1321 Markum Gate Way, Ste 100, Fort Worth, TX 76126

Location of Well: PGA Parkway, Frisco, TX 75033; Latitude: 33.212330°N, Longitude: 96.827570°W; About 557 feet north of PGA Parkway and about 2,250 feet west of Dallas North Tlwy in Collin County.

Purpose of Use: Irrigation/Landscape; Filling a Pond or Other Surface Impoundment(s)

Requested Amount of Use: 5,500,000 gal/year

Production Capacity of Well(s): 120 gallons/minute

Aquifer: Woodbine

General Manager Paul Sigle reviewed the application with the Board. Discussion was held. Board Member Robert Todd made a motion to approve the application. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

4. Consider and act upon the Request for Reconsideration of Production Permit Applications, including designation of parties and/or granting or denying the Production Permit Applications in whole or in part, as applicable.

The applications were voted on individually.

5. Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing meeting at 11:35 a.m.

Board Meeting

Agenda:

1. Pledge of Allegiance and Invocation

Board President Jimmy Arthur led the Pledge of Allegiance and Board Member Everette Newland provided the invocation.

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

Board President Jimmy Arthur called the meeting to order at 11:37 a.m.

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3. Public Comment.

Question to be emailed to Board.

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4. Consider and act upon approval of the minutes of July 28, 2025, Board meeting.

Board President Jimmy Arthur asked for approval of the minutes from the July 28, 2025, meeting. Board Member Dyland Cyr made a motion to approve the minutes. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-09-09-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Everette Newland made a motion to approve Resolution No. 2025-09-09-01. Board Member Dylan Cyr 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. Discussion was held.

7. Consider and act upon confirming execution of Engagement Letter for Audit Services for Fiscal Year ending December 31, 2025.

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General Manager Paul Sigle provided background information for the Board. Board Member Robert Todd made a motion to approve the execution of the Engagement Letter for Audit Services for Fiscal Year ending December 31, 2025. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

8. Consider action on electing a Vice President of the Board.

General Manager Paul Sigle provided information to the Board. Board Member Dylan Cyr made a motion to elect Robert Todd Vice President of the Board. Board Member Everette Newland seconded the motion. Motion passed unanimously.

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

- a. Receive report of Run 4.1 and Run 4.2 for DFC Planning

General Manager Paul Sigle provided background information for the Board. Discussion was held. Copy of presentation was provided in the packet.

- b. Discussion and Possible action on production for additional runs

Two technical committees have been created, one for northern GMA 8 districts and one for Southern GMA 8 districts. Meeting will be held in Fort Worth at the end of the month for Upper Trinity, Prairielands, Northern Trinity, Red River and North Texas GCDs to discuss additional runs.

10. Discussion and possible action on draft of District's Rules.

Kristen Fancher suggested draft at October meeting and Rules meeting in November.

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

- a. C. Miller Drilling

General Manager Paul Sigle explained the situation with C. Miller Drilling. The applicant requested a change in location for an approved Permit but the proposed location did not meet well spacing. The applicant was informed the location cannot be approved and the applicant would need to select a new location or obtain a waiver to the well spacing. The well was drilled at the new proposed location without approval, occurring a Major violation for well spacing, and drilling more than 30 feet from the approved location. C. Miller will be fined \$500 per major violation, obtain a waiver for the new location, amend the permit for the new location and cease production from the well until the applicant receives an amended permit. If the applicant cannot receive a waiver, then the well would be required to be plugged.

- b. SoTex Water Well

General Manager Paul Sigle provided information that well was drilled without registration. Drilling without a notice to proceed is a major violation in the amount of \$500.

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

One outstanding protest.

- b. Well Registration Summary

General Manager Paul Sigle reviewed the well registration summary with the Board. Twenty-seven wells were registered in July and Thirty-nine wells were registered in August.

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

- a. Discussion and possible action on October Board Meeting.

October Board Meeting will be Tuesday, October 21, 2025 at 10 a.m.

14. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 12:24 p.m.

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Velma Starks
Recording Secretary


Secretary-Treasurer