

**NORTH TEXAS  
GROUNDWATER  
CONSERVATION  
DISTRICT**

**PERMIT HEARING AND BOARD MEETING**

**Pilot Point ISD Administration Office  
829 S. Harrison St.  
Pilot Point, TX 76258**

**TUESDAY  
FEBRUARY 15, 2022  
10:00 AM**

NOTICE OF PUBLIC MEETING

OF THE  
BOARD OF DIRECTORS of the

**NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT**

**Tuesday, February 8, 2022 at 10:00 a.m.**

**MEETING LOCATION:**

**Pilot Point ISD Administration Office  
829 S. Harrison St.  
Pilot Point, TX 76258**

**Permit Hearing**

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

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District ("District") will conduct a permit hearing on the following Production Permit Applications:

**Agenda:**

1. Call to Order; establish quorum; declare hearing open to the public; introduction of Board.
2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).
3. Review the Production Permit Applications of:

**New Production Permits**

- a. **Applicant:** Mark Moseley, 15056 FM 407, Justin, TX 76247  
**Location of Well:** 15056 FM 407, Justin, TX 76247; Latitude: 33.095996°N, Longitude: 97.382443°W; About 2,650 feet east of the FM 407 and South County Line Road intersection and about 1,400 feet north of FM 407.  
**Purpose of Use:** Public Water System/RV Park  
**Requested Amount of Use:** 821,250 gallons per year  
**Production Capacity of Well:** 34 gallons/minute  
**Aquifer:** Trinity (Antlers)
- b. **Applicant:** Windsong Ranch Community Assoc., 1001 Windsong Parkway South, Prosper, TX 75078  
**Location of Well:** Field Road, Prosper, TX 75078 Latitude: 33.243121°N, Longitude: 96.862588°W; About 1,700 feet south of the Prosper Road and North Teel Parkway intersection and about 500 feet west of North Teel Parkway.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)

**Requested Amount of Use:** 15,900,000 gallons per year  
**Production Capacity of Well:** 170 gallons/minute  
**Aquifer:** Trinity (Antlers)

- c. **Applicant:** Windsong Ranch Community Assoc., 1001 Windsong Parkway South, Prosper, TX 75078  
**Location of Well:** Latitude: 33.23467°N, Longitude: 96.86306°W; The intersection of Pepper Grass Lane and Ash Creek Drive.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 9,360,000 gallons per year  
**Production Capacity of Well:** 101 gallons/minute  
**Aquifer:** Woodbine
  - d. **Applicant:** Rooted In, LLC, 12750 Pelzel Rd., Pilot Point, TX 76258  
**Location of Well:** 12750 Pelzel Rd., Pilot Point, TX 76258 Latitude: 33.397555°N, Longitude: 96.874623°W; about 0.75 miles north of the Pelzel Road and FM 455 intersection and about 350 feet east of Pelzel Road.  
**Purpose of Use:** Landscape Irrigation  
**Requested Amount of Use:** 1,000,000 gallons per year  
**Production Capacity of Well:** 30 gallons/minute  
**Aquifer:** Woodbine
  - e. **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:** 26,418,000 gallons thru 2023  
**Production Capacity of Well:** 190 gallons/minute  
**Aquifer:** Trinity (Antlers)
  - f. **Applicant:** Denton ISD, 230 N. Mayhill Rd, Denton, TX 76208  
**Location of Well:** 3690 Hunter St, Aubrey, TX 76227, Latitude: 33.260422°N, Longitude: 96.900745°W; about 400 feet south of the Biggs Ave and Bridle Path Parkway intersection and about 50 feet east of Biggs Ave.  
**Purpose of Use:** Landscape Irrigation  
**Requested Amount of Use:** 4,360,000 gallons per year  
**Production Capacity of Well:** 120 gallons/minute  
**Aquifer:** Trinity (Antlers)
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.
  5. Adjourn or continue permit hearing.

## **Board Meeting**

The regular Board Meeting will begin upon adjournment of the above noticed Permit Hearing.

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District ("District") may discuss, consider, and take all necessary action, including expenditure of funds, regarding each of the agenda items below:

### **Agenda:**

1. Pledge of Allegiance and Invocation.
2. Call to order, establish quorum; declare meeting open to the public.
3. Public comment.
4. Consider and act upon approval of the minutes from the January 11, 2022, Board meeting.
5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-02-08-1.
6. Receive reports from the following Committees\*:
  - a. Budget and Finance Committee
    - 1) Receive Monthly Financial Information
7. Discussion and possible action regarding the District's declaration of Drought.
8. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
9. Consider and act upon compliance and enforcement activities for violations of District rules.
10. 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
  - b. Well Registration Summary
  - c. Mountain Pure vs. Neches and Trinity Valley GCD case update
11. Open forum / discussion of new business for future meeting agendas.
12. Adjourn public meeting.

\* Reports from District standing committees will include a briefing by each committee for the Board on the activities of the committee, if any, since the last regular Board meeting.

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.*

*These public meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting, please call (855) 426-4433 at least 24 hours in advance of the meeting to coordinate any special physical access arrangements.*

*For questions regarding this notice, please contact Velma Starks at (855) 426-4433, at [ntqcd@northtexasqcd.org](mailto:ntqcd@northtexasqcd.org), or at 5100 Airport Drive, Denison, TX 75020.*

At any time during the meeting or work session and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the North Texas Groundwater Conservation District Board may meet in executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gifts (§551.073); deliberation regarding personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action.

ATTACHMENT 4

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

**Tuesday, January 11, 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, Ron Sellman, and Greg Peters
Members Absent:	Jimmy Arthur, Ronny Young, and Thomas Smith
Staff:	Drew Satterwhite, Paul Sigle, and Velma Starks
Visitors:	Kristen Fancher, Legal Counsel Corey Jones, Northern Trinity GCD

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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:** Roselawn Memorial Park; 3801 Roselawn Dr., Denton, TX 76207  
**Location of Well:** 3801 Roselawn Dr., Denton, TX 76207; Latitude: 33.182454°N, Longitude: 97.15591°W; About 1,700 feet east of the Bonnie Brae Street and Roselawn Drive intersection and about 320 feet south of Roselawn Drive.  
**Purpose of Use:** Landscape Irrigation  
**Requested Amount of Use:** 8,650,000 gallons per year  
**Production Capacity of Well:** 35 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Drew Satterwhite reviewed the Permit with the Board. Discussion was held.

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.

Board Member Allen Knight made the motion to approve the Production Permit. Board Member Greg Peters seconded the motion. Motion passed unanimously.

5. Adjourn or continue permit hearing.

Board President Joe Helmberger adjourned the permit hearing at 10:12 a.m.

**Board Meeting**

**Agenda:**

1. Pledge of Allegiance and Invocation

Board President Joe Helmberger led the Pledge of Allegiance and Board Member Allen Knight 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 10:13 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 December 14, 2021, Board meeting.

Board President Joe Helmberger asked for approval of the minutes from the December 14, 2021, meeting. Board Member David Flusche made the motion to approve the minutes. Board Member Allen Knight seconded the motion. Motion passed with all in favor except Board



Member Ron Sellman, who abstained.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-01-11-1.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Discussion was held. Board Member Greg Peters made the motion to approve Resolution No. 2021-01-11-1. Board Member Ron Sellman 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.

b. Investment Committee

1) Receive Quarterly Investment Report

General Manager Drew Satterwhite reviewed the Quarterly Investment Report with the Board. The Board was handed a corrected Book/Market Value Comparison page.

c. Management Plan Committee

1) Receive Quarterly Report

General Manager Drew Satterwhite reviewed the Quarterly Report with the Board.

7. Discussion and possible action on how the District regulates Test Holes and/or Test Wells.

General Manager Drew Satterwhite provided information regarding a test holes. After discussion, the Board directed the staff to define test holes and test wells in the next rules update. The Board also confirmed that a test well, a borehole that has any equipment installed such as casing or a pump, shall undergo the same processes as a regular well. For test holes, they can continue to follow the procedures as outlined in the current rules.

8. General discussion of the State of Texas Aquifers.

General Manager Drew Satterwhite provided presentation and discussion regarding the decline of water level in acquifers. Discussion was held.

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

General Manager Drew Satterwhite informed the Board that TWDB has received GMA 8's Explanatory Report.

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

None at this time.

11. 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

No change since last meeting. One well is being protested.

b. Well Registration Summary

General Manager Drew Satterwhite reviewed the well registration summary with the Board. Sixteen new wells were registered.

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

More discussion was requested by the board at a future meeting regarding water reuse and desalination systems and their use across the state.

13. Adjourn public meeting

Board President Joe Helmberger declared the meeting adjourned at 11:06 a.m.

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\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Secretary-Treasurer

ATTACHMENT 5

RESOLUTION NO. 2022-02-15-1

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE NORTH TEXAS GROUNDWATER  
CONSERVATION DISTRICT AUTHORIZING PAYMENT OF ACCRUED LIABILITIES FOR THE  
MONTH OF JANUARY

The following liabilities are hereby presented for payment:

<u>Administrative Services</u>	<u>Amount</u>
GTUA - January 2022	29,086.13
<u>Consultant</u>	
Advanced Groundwater Solutions - December, permit review & general hydrogeology	425.00
<u>Direct Costs</u>	
NexTraq - February GPS tracking	39.95
<u>Legal</u>	
Kristen Fancher PLLC - Legal services through 1/31/22	1,032.00
<u>Legal- Injection</u>	
Sledge Law - Legal Injection services for December	1,808.45
<u>Meetings &amp; Conferences</u>	
Pilot Point ISD - Meeting Room	75.00
<u>Refunds</u>	
Wells South Development - Account closed refunded over payment	42.07
<u>Well Injection Monitoring</u>	
Statewide Plat Service - November / December	109.20
<b>GRAND TOTAL:</b>	<b>\$ <u>32,617.80</u></b>

On motion of \_\_\_\_\_ and seconded by \_\_\_\_\_ the  
foregoing Resolution was passed and approved on this, the 15th day of February, 2022 by the following  
vote:

AYE:  
NAY:

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary/Treasurer

ATTACHMENT 6 A-1

# NORTH TEXAS GROUNDWATER

## Balance Sheet

As of January 31, 2022

### ASSETS

#### Current Assets

##### Checking/Savings

10001 Checking Account	1,832,559.66
10005 Cash-Index Account	719,901.01
10008 Cash - Tex Star	132.64
10025 Accounts Receivable	223,184.82
10033 A/R Penalties	3,800.00
10035 A/R GMA8 Members	71.33
10070 A/R Liens	14,000.00
10026 Allowance for Uncollectib	-22,900.00
12001 Prepaid Expenses	2,013.12

**TOTAL ASSETS** 2,772,762.58

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

23100 Accounts Payable	532.00
23150 Well Drillers Deposits	36,650.00

**Total Liabilities** 37,182.00

#### Equity

35100 Retained Earnings	2,763,639.40
Net Income	-28,058.82

**Total Equity** 2,735,580.58

**TOTAL LIABILITIES & EQUITY** 2,772,762.58

**NORTH TEXAS GROUNDWATER**  
**Profit & Loss Budget vs. Actual**  
 January 31, 2022

	TOTAL				
	Jan 22	1 mo. Budget	YTD Actual	Total Budget	% of Budget remaining
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
46003 - Registration Fees	2,700.00	2,166.67	2,700.00	26,000.00	89.62%
46004 - Well Driller Fees	0.00	0.00	0.00	0.00	0.0%
46005 - PRODUCTION FEES	0.00	0.00	0.00	710,000.00	100.0%
46006 Income GMA8	0.00	366.67	0.00	4,400.00	100.0%
46007 - Penalties	0.00	0.00	0.00	0.00	0.0%
46008 - Online Pay Fees	0.00	416.67	0.00	5,000.00	100.0%
46015 Late Fees	0.00	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<u>2,700.00</u>	<u>2,950.00</u>	<u>2,700.00</u>	<u>745,400.00</u>	<u>99.64%</u>
<b>Gross Profit</b>	2,700.00	2,950.00	2,700.00	745,400.00	99.64%
<b>Expense</b>					
<b>77010 ADMINISTRATIVE</b>					
77013 Admin-Secretarial	984.00	1,833.33	984.00	22,000.00	95.53%
77014 Admin-Project Coordinator	112.50	1,333.33	112.50	16,000.00	99.3%
77015 Admin-GM	5,130.00	5,500.00	5,130.00	66,000.00	92.23%
77016 Admin-Clerical	3,383.00	3,554.17	3,383.00	42,650.00	92.07%
77040 ADMIN-MILEAGE	72.65	225.00	72.65	2,700.00	97.31%
<b>77025 ACCOUNTING</b>	3,000.00	2,916.67	3,000.00	35,000.00	91.43%
<b>77027 AUDITING</b>	0.00	485.00	0.00	5,820.00	0.0%
<b>77030 ADVERTISING</b>	0.00	166.67	0.00	2,000.00	100.0%
<b>77050 BANKING FEES</b>	7.90	425.00	7.90	5,100.00	0.0%
<b>77150 CONSULTING-HYDROGEO SVC</b>	0.00	2,833.33	0.00	34,000.00	100.0%
<b>77325 DIRECT COSTS-REIMB</b>	252.61	458.33	252.61	5,500.00	95.41%
<b>77450 DUES &amp; SUBSCRIPTION</b>	0.00	615.67	0.00	7,388.00	100.0%
<b>77480 EQUIPMENT</b>	0.00	3,791.67	0.00	45,500.00	100.0%
77485 Equipment Database	0.00	1,250.00	0.00	15,000.00	100.0%
<b>77500 FEES-GMA8</b>	175.30	400.00	175.30	4,800.00	96.35%
<b>77550 FIELD TECH</b>	9,260.00	15,166.67	9,260.00	182,000.00	94.91%
<b>77560 Field Permitting/Geologis</b>	5,772.00	6,083.33	5,772.00	73,000.00	92.09%
<b>77650 FUEL/MAINTENANCE</b>	193.63	416.67	193.63	5,000.00	96.13%
<b>77800 INJECTION WELL MONITORING</b>	0.00	58.33	0.00	700.00	100.0%
<b>77810 INSURANCE &amp; BONDING</b>	358.84	386.33	358.84	4,636.00	92.26%
<b>77970 LEGAL</b>					
77975 Legal-Injection	0.00	833.33	0.00	10,000.00	100.0%
77980 Legal-Legislation	0.00	0.00	0.00	0.00	0.0%
77970 LEGAL - Other	1,032.00	3,333.33	1,032.00	40,000.00	97.42%
<b>78010 MEETINGS &amp; CONFERENCES</b>	518.38	666.67	518.38	8,000.00	93.52%
<b>78310 Rent</b>	200.00	200.00	200.00	2,400.00	91.67%
<b>78600-SOFTWARE MAINT</b>	31.16	333.33	31.16	4,000.00	99.22%
<b>78610 TELEPHONE</b>	274.85	316.67	274.85	3,800.00	92.77%
<b>78780 Well Monitoring/Testing</b>	0.00	450.00	0.00	5,400.00	100.0%
<b>Total Expense</b>	<u>30,758.82</u>	<u>54,032.83</u>	<u>30,758.82</u>	<u>648,394.00</u>	<u>95.26%</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
46100 INTEREST INC	0.00	958.33	0.00	11,500.00	100.0%
<b>Total Other Income</b>	<u>0.00</u>	<u>958.33</u>	<u>0.00</u>	<u>11,500.00</u>	
<b>Net Other Income</b>	0.00	958.33	0.00	11,500.00	
<b>Net Income</b>	<u><u>-28,058.82</u></u>	<u><u>-50,124.50</u></u>	<u><u>-28,058.82</u></u>	<u><u>108,506.00</u></u>	

ATTACHMENT 10 b.



# NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

## Well Registration Summary

(as of 1/31/2022)

Well Type	Collin	Cooke	Denton	Total NTGCD	New Registrations January 2022
Domestic	84	578	962	1624	7
Public Water System	34	75	226	335	1
Irrigation	98	5	191	294	4
Surface Impoundment	58	17	117	192	1
Livestock	7	82	63	152	0
Oil / Gas	1	6	67	74	0
Agriculture	9	13	42	64	0
Commercial	6	8	39	53	1
Golf Course Irrigation	15	2	21	38	0
Other	9	6	19	34	0
Industrial / Manufacturing	8	13	9	30	0
Monitoring	0	0	3	3	0
<b>TOTALS</b>	<b>329</b>	<b>805</b>	<b>1759</b>	<b>2893</b>	<b>14</b>

**NOTE: Plugged wells have been excluded**

ADJOURN