

**NORTH TEXAS
GROUNDWATER
CONSERVATION
DISTRICT**

**PUBLIC HEARING, PERMIT HEARING AND
BOARD MEETING**

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

**TUESDAY
AUGUST 9, 2022
10:00 AM**

NOTICE OF PUBLIC MEETING

OF THE
BOARD OF DIRECTORS of the

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Tuesday, August 9, 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 Permit and Request for Exception to Spacing Requirements

- a. **This permit will be tabled until the September Board Meeting upon request of the applicant. No action will be taken.**

Applicant: Texas Water Services Group, LLC, dba Monarch Utilities I LP; 1620 Grand Avenue St. 140, Pflugerville, TX 78660

Location of Well: 800 CR 131, Gainesville, TX 76240; Latitude: 33.660278°N, Longitude: 97.10375°W; About 300 feet east of the County Road 193 and County Road 131 intersection and about 500 feet north of County Road 131.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 6,930,000 gallons per year

Production Capacity of Well: 100 gallons/minute

Aquifer: Trinity (Antlers)

Request for Exception to Spacing Requirements: Applicant Texas Water Services Group, LLC is requesting an exception to the spacing requirements for a well located approximately 316 feet from the proposed well. The spacing requirement for a 100 gallon per minute well is 1,295 feet from a registered or permitted well.

New Production Permit

- b. **Applicant:** Texas Water Services Group, LLC dba Monarch Utilities I LP; 1620 Grand Avenue St. 140, Pflugerville, TX 78660
Location of Well: 114 CR 142, Whitesboro, TX 76273; Latitude: 33.653417°N, Longitude: 96.987083°W; About 1,800 feet north of the Highway 82 and County Road 142 intersection and about 200 feet west of County Road 142.
Purpose of Use: Municipal/Public Water System
Requested Amount of Use: 4,120,000 gallons per year
Production Capacity of Well: 100 gallons/minute
Aquifer: Trinity (Antlers)

- c. **Applicant:** MM Celina 3200, LLC; 1800 Valley View Lane, Farmers Branch, TX 75234
Location of Well: County Road 58, Celina, TX 75009; Latitude: 33.383897°N, Longitude: 96.812197°W; About 500 feet south of the County Road 58 and County Road 59 intersection and about 3,250 feet west of County Road 58.
Purpose of Use: Soil Moisture Conditioning, Concrete Batch Plant, Dust Control, Materials Conditioning, and Lime Stabilization for Paving
Requested Amount of Use: 137,816,000 gallons thru 2029
Production Capacity of Well: 100 gallons/minute
Aquifer: Woodbine

- d. **Applicant:** TXI Operations, LP; 1503 Lyndon B Johnson Freeway, Suite 400, Dallas, TX 75234
Location of Well: 1825 FM 546, McKinney, TX 75069; Latitude: 33.162763°N, Longitude: 96.581446°W; About 600 feet north of the County Road 317 and Farm to Market Road 546 intersection and about 1,600 feet east of Farm to Market Road 546.
Purpose of Use: Concrete Production
Requested Amount of Use: 10,100,000 gallons per year
Production Capacity of Well: 100 gallons/minute
Aquifer: Woodbine

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.

Public Hearing to Adopt District Management Plan in Collin, Cooke, and Denton Counties, Texas

The Public Hearing will begin upon adjournment of the Permit Hearing.

Notice is hereby given that the Board of Directors of the North Texas Groundwater Conservation District ("District") will hold a public hearing, accept public comment, and may discuss and consider adoption of the District's Management Plan in Collin, Cooke, and Denton Counties, Texas.

Agenda

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

2. Review of Management Plan applicable to the District.
3. Public Comment on District's Management Plan (verbal comments limited to three (3) minutes each).
4. Consider and act upon adoption of the Management Plan applicable to the District.

Board Meeting

The regular Board Meeting will begin upon adjournment of the above noticed Management Plan 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. Receive presentation from the North Texas Municipal Water District
5. Consider and act upon approval of the minutes from the June 29, 2022, Board meeting.
6. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-08-09-1.
7. Receive reports from the following Committees*:
 - a. Investment Committee
 - 1) Receive Quarterly Investment Report
 - b. Management Plan Committee
 - 1) Receive Quarterly Report
8. Discussion and possible action on regular Board Meeting date and time.
9. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
10. Consider and act upon compliance and enforcement activities for violations of District rules.
 - a. Argyle ISD
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
 - b. Well Registration Summary and discussion of "Other" well types

c. General Manager

12. Open forum / discussion of new business for future meeting agendas.
13. 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 ntgcd@northtexasgcd.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 5

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

Tuesday, June 29 , 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 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: Lee K. Allison, Allen Knight, Ronny Young, Greg Peters, Joe Helmberger, Ron Sellman, and David Flusche

Members Absent: Thomas Smith and Jimmy Arthur

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

Visitors: Kristen Fancher, Law Offices of Kristen Fancher, PLLC
Todd Watson, FHQ Development Partners LP
Kyle Dickey, FHQ Development Partners LP
Matt Hall, FHQ Development Partners LP
April Hatfield, McClanahan and Holmes, LLP

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. Board President Joe Helmberger abstained from Permit Hearing.

2. Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).

No public comment at this time.

3. Review the Production Permit Applications of:

New Production Permit

- a. **Applicant:** FHQ Development Partners LP; 1900 N. Akard Street, Dallas, TX 75201
Location of Well: Latitude: 33.19292°N, Longitude: 96.84935°W; About 3,100 feet west of the Dallas North Tollway and Panther Creek Parkway intersection and about 1,200 feet north of Panther Creek Parkway.
Purpose of Use: Landscape Irrigation and Surface Impoundment(s)
Requested Amount of Use: 242,500,452 gallons per year
Production Capacity of Well: 1,500 gallons/minute
Aquifer: Trinity (Twin Mountains)

General Manager Drew Satterwhite reviewed the Permit and Special Conditions with the Board. Todd Watson provided presentation of development. Kyle Dickey and Matt Hall provided additional information. Discussion was held.

Board convened into Executive Session at 10:43 a.m. Board reconvened into Regular Session at 11:00 a.m. No action taken

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 Ronny Young made the motion to approve the permit as presented. Board Member Allen Knight seconded the motion. Motion passed. Aye 6 Abstained 1 (Board President Joe Helmberger abstained.)

5. Adjourn or continue permit hearing.

Board Vice President Ron Sellman adjourned the permit hearing at 11:02 a.m.

Board Meeting

Agenda:

1. Pledge of Allegiance and Invocation

Board President Joe Helmberger led the Pledge of Allegiance and Board Member Ronny Young 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 11:03 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 May 10, 2022, Board meeting.

Board President Joe Helmberger asked for approval of the minutes from the May 10, 2022, meeting. Board Member Greg Peters made the motion to approve the minutes. Board Member Ronny Young seconded the motion. Motion passed. Motion passed with five AYE votes. Board Members Ron Sellman and David Flusche abstained from voting.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-06-29-1.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Board Member David Flusche made the motion to approve Resolution No. 2022-06-29-1. Board Member Greg Peters seconded the motion. Motion passed unanimously.

6. Consider and act upon 2021 Audit.

April Hatfield, McClanahan and Holmes, LLP, reviewed the audit for the Board. Discussion was held. Place item on next meeting agenda to discuss increasing the Capital Asset from \$1,500. Board Member Ronny Young made the motion to approve audit as presented. Board Member David Flusche seconded the motion.

Board Member Flusche requested that Board convene, without staff, into Executive Session at 11:20 a.m. Reconvened into Regular Session at 11:30

7. Consider appointment of a Budget Committee.

A Budget Committee consisting of Board Members Allen Knight, Ronny Young, and Lee Allison was appointed.

8. 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. 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 a GMA 8 meeting is scheduled for Tuesday, July 26, 2022. Items to be discussed are as follows: readopting DFCs, errors in Explanatory Report, Table errors, solicitation of a consultant for modeling efforts, and election of officers.

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

No issues 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

General Manager Drew Satterwhite informed the Board that Oil and Gas activity is beginning to pick up in the District.

b. Well Registration Summary

General Manager Drew Satterwhite reviewed the well registration summary with the Board. There were twenty well registrations in May. Board requested that the Well Type “Other” be discussed at a later meeting.

c. Management Plan Update

General Manager Drew Satterwhite informed the Board that Paul Sigle has submitted the Management Plan to TWDB.

d. NTMWD Presentation Update

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

Requested Agenda Item review controls over financial procedures, go over financial policy.
Discussion of Board Meeting time.
Next meeting August 9th, second Tuesday.

13. Adjourn public meeting

Board President Joe Helmberger declared the meeting adjourned at 11:54 a.m.

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Recording Secretary

Secretary-Treasurer

ATTACHMENT 6

RESOLUTION NO. 2022-08-09-1

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE NORTH TEXAS GROUNDWATER
CONSERVATION DISTRICT AUTHORIZING PAYMENT OF ACCRUED LIABILITIES FOR THE
MONTHS OF JUNE & JULY

The following liabilities are hereby presented for payment:

	<u>Amount</u>
<u>Administrative Services</u>	
GTUA - June 2022	40,289.75
GTUA - July 2022	32,360.98
<u>Advertising</u>	
Denton Record Chronicle - Public notice for management meeting	63.40
<u>Auditing</u>	
McClanahan & Holmes LLP CPA - Audit ending 12/31/22	5,850.00
<u>Direct Costs</u>	
NexTraq - July 2022 GPS tracking	32.95
NexTraq - August 2022 GPS tracking	20.95
<u>Equipment</u>	
Sam Pack's Five Star Ford - 2022 F150 Ford Truck	46,318.75
<u>Insurance</u>	
TWCA Risk Management - Renewal 2022-2023 for Gen. Liability, Auto and others	4,188.00
TWCA Risk Management - Auto Insurance admendment for new Truck	2,017.00
<u>Legal</u>	
Kristen Fancher PLLC - Legal services through June	2,028.00
Kristen Fancher PLLC - Legal services through July	2,392.00
<u>Legal- Injection</u>	
Sledge Law - Legal Injection services for May	440.00
Sledge Law - Legal Injection services for June	1,064.00
<u>Meetings & Conferences</u>	
Pilot Point ISD - Meeting Room	75.00
<u>Refunds</u>	
High Country Commerical - Refund driller deposit for well NT-5123	100.00
Elemental Management - Refund driller deposit for well NT-5061	100.00
<u>Transportation</u>	
Grayson County Tax Asscessor - registration for F150	7.50
GRAND TOTAL:	\$ <u><u>137,348.28</u></u>

On motion of _____ and seconded by _____ the foregoing Resolution was passed and approved on this, the 9th day of August, 2022 by the following vote:

AYE:

NAY:

President

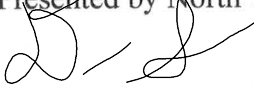
Secretary/Treasurer

ATTACHMENT 7 A-1

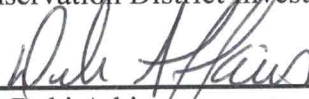
North Texas Groundwater Conservation District
Quarterly Investment Report
For the Quarter Ended
June 30, 2022

The investment portfolio of the North Texas Groundwater Conservation District is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Presented by North Texas Groundwater Conservation District Investment Officers:



Drew Satterwhite
General Manager



Debi Atkins
Finance Officer

Book/Market Value Comparison

Description	Coupon/ Discount	Maturity Date	March 31, 2022		Purchases/ Adjustments	Sales/Adjust/ Call Maturity	June 30, 2022	
			Face Amount/ Par Value	Book/Market Value			Face Amount/ Par Value	Book/Market Value
Independent (DDA)	0.25%	4/1/2022	\$ 1,976,341.48	\$ 1,976,341.48	923,336.45	2,395,595.66	\$ 504,082.27	\$ 504,082.27
Independent (ISS)	0.10%	4/1/2022	720,078.49	720,078.49	80.05	700,000.00	\$ 20,158.54	\$ 20,158.54
TexStar	0.985%	4/1/2022	132.64	132.64	0.04	-	\$ 132.68	\$ 132.68
Legend (CDARS)	0.886%	11/10/2022			1,150,000.00		\$ 1,150,000.00	\$ 1,150,000.00
Legend (CDARS)	1.440%	5/11/2023			1,150,000.00		\$ 1,150,000.00	\$ 1,150,000.00
			\$ 2,695,696.61	\$ 2,695,696.61	\$ 3,223,416.54	\$ 3,095,595.66	\$ 2,824,373.49	\$ 2,824,373.49

Investment Holdings
6/30/2022

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Face Amount/Par Value	Book Value	Market Price	Market Value	Life (Day)	Yield
Independent (DDA)		0.25%	7/1/2022	6/30/2022	\$ 504,082.27	\$ 504,082.27	1.00	\$ 504,082.27	1	0.25%
Independent (ISS)		0.10%	7/1/2022	6/30/2022	20,158.54	20,158.54	1.00	20,158.54	1	0.10%
TexStar		0.985%	7/1/2022	6/30/2022	132.68	132.68	1.00	132.68	1	0.107%
Legend (CDARS)		0.886%	11/10/2022	5/12/2022	1,150,000.00	1,150,000.00	1.00	1,150,000.00	133	0.886%
Legend (CDARS)		1.440%	5/11/2023	5/12/2022	1,150,000.00	1,150,000.00	1.00	1,150,000.00	315	1.440%
					<u>\$ 2,824,373.49</u>	<u>\$ 2,824,373.49</u>			<u>451</u>	
Weighted Ave Maturity in yrs									(1)	0.50

(1) Weighted average life - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity.

ATTACHMENT 7 B-1



COLLIN COUNTY - COOKE COUNTY - DENTON COUNTY

General Manager’s Quarterly Report

Date: June 30, 2022

North Texas GCD Management Plan

This quarterly briefing is being provided pursuant to the adopted Management Plan for the quarter ending June 30, 2022.

Well Registration Program:

Current number of wells registered in the District: **3,000**

Aquifers in which the wells have been completed: Trinity and Woodbine

Well Inspection/Audit Program:

**2022
Well Inspections**

Month	Collin	Cooke	Denton	Total
January	4	9	6	19
February	4	5	8	17
March	5	9	6	20
April	1	13	20	34
May	11	4	42	57
June	32	5	65	102
Total	57	45	147	249

ATTACHMENT 11 b.

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Well Registration Summary

(as of 6/30/2022)

Well Type	Collin	Cooke	Denton	Total NTGCD	New Registrations June 2022
Domestic	89	624	996	1709	17
Public Water System	34	74	224	332	0
Irrigation	104	7	202	313	0
Surface Impoundment	61	18	122	201	0
Livestock	7	86	66	159	0
Oil / Gas	1	6	65	72	0
Agriculture	8	13	40	61	0
Commercial	6	8	41	55	1
Golf Course Irrigation	15	2	21	38	0
*Other	6	5	11	22	0
Industrial / Manufacturing	11	13	10	34	1
Monitoring	0	0	4	4	0
TOTALS	342	856	1802	3000	19

NOTE: Plugged wells have been excluded

***Examples of "Other" uses: Closed Loop Geothermal, Construction, and Fire Suppression**

NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

Well Registration Summary

(as of 6/30/2022)

Well Type	Collin	Cooke	Denton	Total NTGCD	New Registrations June 2022
Domestic	89	624	996	1709	17
Public Water System	34	74	224	332	0
Irrigation	104	7	202	313	0
Surface Impoundment	61	18	122	201	0
Livestock	7	86	66	159	0
Oil / Gas	1	6	65	72	0
Agriculture	8	13	40	61	0
Commercial	6	8	41	55	1
Golf Course Irrigation	15	2	21	38	0
*Other	6	5	11	22	0
Industrial / Manufacturing	11	13	10	34	1
Monitoring	0	0	4	4	0
TOTALS	342	856	1802	3000	19

NOTE: Plugged wells have been excluded

***Examples of "Other" uses: Closed Loop Geothermal, Construction, and Fire Suppression**

ADJOURN