

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

**Tuesday, October 10, 2023, 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.

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Members Present: Ronny Young, Greg Peters, Jimmy Arthur, Allen Knight, and Allen McDonald  
Members Absent: Everette Newland, David Flusche, Joe Helmberger, and Thomas Smith  
Staff: Paul Sigle, Allen Burks, and Velma Starks  
Visitors: Kristen Fancher, Law Offices of Kristen Fancher, PLLC

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**Permit Hearing**

**Agenda:**

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

**Permit Amendment**

- a. **Applicant:** VS Development; 2925 Country Club Rd, Suite 101, Denton, TX 76210  
**Location of Wells:**
  - **Well 1:** Hwy 156, Krum, TX 76249; Latitude: 33.229676°N Longitude: 97.254253°W; about 375 feet west of HWY 156 and about 2,050 feet south of HWY 380 W in Denton County.
  - **Well 2:** Hwy 156, Krum, TX 76249; Latitude: 33.229676°N Longitude: 97.254253°W; about 330 feet west of HWY 156 and about 2,060 feet south of HWY 380 W in Denton County.
  - **Well 3:** HWY 380 W, Krum, TX 76249; Latitude: 33.231799°N Longitude: -

97.265034°W; about 4,100 feet west of HWY 156 and about 1,375 feet south of HWY 380 W in Denton County.

**Purpose of Use:** Public Water System, Landscape Irrigation, and Construction

**Requested Amount of Use:** 73,673,977 gallons per year

**Production Capacity of Wells:**

- Well 1: 345 gallons/minute
- Well 2: 80 gallons/minute
- Well 3: 300 gallons/minute

**Aquifer:** Trinity (Antlers)

**Amendments:**

- Well 1: Increase capacity from 300 gpm to 345 gpm.
- Well 2: Remove from permit—will not be drilled.
- Purpose of Use: Add Construction as a use.

General Manager Paul Sigle reviewed the permit amendment with the Board. Discussion was held. Board Member Allen Knight made the motion to approve the permit amendment. Board Member Jimmy Arthur seconded the motion. Motion passed unanimously.

### **New Production Permits**

- a. **Applicant:** North Collin Special Utility District; 2333 Sam Rayburn Hwy, Melissa, TX 75454  
**Location of Well:** CR 206, Celina, TX; Latitude: 33.310711°N, Longitude: 96.635648°W; About 137 feet east of CR 206 and about 1,623 feet north of CR 281 in Collin County.  
**Purpose of Use:** Public Water Supply  
**Requested Amount of Use:** 81,462,570 gallons per year  
**Production Capacity of Well(s):** 569 gallons/minute  
**Aquifer:** Woodbine

Board Member Allen Knight signed Conflicts of Interest Affidavit – Abstention document. Due to lack of a quorum, Board Member Greg Peters made the motion to table this permit until the next meeting. Board Member Allen McDonald seconded the motion. Motion passed.

- b. **Applicant:** RO Properties; 15631 IH 35W, Roanoke, TX 76262  
**Location of Well:** 15631 IH 35W, Roanoke, TX 76262; Latitude: 33.055950°N, Longitude: 97.245980°W; About 605 feet east of IH 35W and about 3,150 feet south of FM 1171 in Denton County.  
**Purpose of Use:** Commercial/Small Business  
**Requested Amount of Use:** 7,080,000 gallons per year  
**Production Capacity of Well(s):** 60 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Greg Peters made the motion to approve the permit. Board Member Allen Knight seconded the motion. Motion passed unanimously.

- c. **Applicant:** Prestonwood Polo Club, LLC; 525 Yacht Club Rd, Oak Point, Texas 75068  
**Location of Well:** 525 Yacht Club Rd, Oak Point, Texas 75068; Latitude: 33.180760°N, Longitude: 96.985138°W; About 2,500 feet west of FM 720, and about 515 feet south of Martindale Rd in Denton County.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 15,000,000 gallons per year

**Production Capacity of Well(s):** 30 gallons/minute  
**Aquifer:** Woodbine

General Manager Paul Sigle reviewed the permit with the Board. Board Member Allen McDonald made the motion to approve the permit. Board Member Jimmy Arthur seconded the motion. Motion passed unanimously.

3. 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.

Each permit was voted on separately.

5. Adjourn or continue permit hearing.

Board President Ronnie Young adjourned the permit hearing at 10:08 a.m.

### Board Meeting

#### Agenda:

1. Pledge of Allegiance and Invocation

Board President Ronnie Young led the Pledge of Allegiance and provided the invocation.

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

Board President Ronnie Young called the meeting to order at 10:10 a.m.

3. Public Comment

There were no public comments at this time.

4. Consider and act upon approval of the minutes from the August 8, 2023, Board meeting.

Board President Ronnie Young asked for approval of the minutes from the August 8, 2023, meeting. Board Member Allen Knight made the motion to approve the minutes. Board Member Greg Peters seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2023-10-10-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Discussion was held. Board Member Allen Knight made the motion to approve Resolution No. 2023-10-10-01. Board Member Allen McDonald 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.

- b. Management Plan Committee
  1. Receive Quarterly Report

General Manager Paul Sigle reviewed the Quarterly Report with the Board.

- c. Investment Committee
  - 1. Receive Quarterly Investment Report

General Manager Paul Sigle reviewed the Quarterly Investment Report with the Board.

- 8. Consider and act upon confirming execution of Engagement Letter for Audit Services for Fiscal Year ending December 31, 2023.

General Manager Paul Sigle provided background information for the Board. This is the 5<sup>th</sup> year McClanahan and Holmes have been the auditor. Discussion was held. Board Member Greg Peters made the motion to accept McClanahan and Holmes for this year's audit ending December 31, 2023, with a different lead auditor and to solicit proposals for audit services next year. Board Member Jimmy Arthur seconded the motion. Motion passed unanimously.

- 9. Discussion and possible action regarding issuing request for qualifications for database management and development service.

General Manager Paul Sigle provided background information for the Board. Discussion was held. Greg Peters was appointed NTGCD representative to work with staff to review RFQs for database management and development service. This is a joint project with RRGCD. Board Member Allen McDonald made the motion to issue RFQ for database management and development service. Board Member Greg Peters seconded the motion. Motion passed unanimously.

- 10.. Update and possible action regarding the process for the development of Desired Future Condition (DFCs).

General Manager Paul Sigle informed the Board that the DFCs are being worked on. There may be changes to the model.

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

No issues.

- 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

No update

- b. Well Registration Summary

General Manager Paul Sigle reviewed the well registration summary with the Board. Twenty-two wells were registered in August and twenty-five wells were registered in September.

- c. Legislative RFQ

General Manager Paul Sigle and Kristen Fancher, Legal Counsel, informed the Board that the legislative House Bill 2443 requires districts to amend their rules by December 1, 2023 to implement the new provision in Section 36.1025. Discussion was held.

- 13. Open forum/discussion of new business for future meeting agendas.
- 14. Adjourn public meeting

Board President Ronnie Young declared the meeting adjourned at 10:37 a.m.

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*Velma Starks*  
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Recording Secretary

  
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Secretary/Treasurer