

**NORTH TEXAS  
GROUNDWATER  
CONSERVATION  
DISTRICT**

**PERMIT HEARING AND BOARD MEETING**

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

**TUESDAY  
APRIL 12, 2022  
10:00 AM**

NOTICE OF PUBLIC MEETING

OF THE  
BOARD OF DIRECTORS of the

**NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT**

**Tuesday, April 12, 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:** Seventeen Lakes HOA, 14951 N Dallas Pkwy #600, Dallas, TX 75254  
**Location of Well:** Wilderness Pass and Martin Creek Circle, Roanoke, TX 76262; Latitude: 32.997880°N, Longitude: 97.259870°W; About 230 feet north of the Wilderness Pass and Martin Creek Circle intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 2,900,000 gallons per year  
**Production Capacity of Well:** 50 gallons/minute  
**Aquifer:** Trinity (Antlers)
- b. **Applicant:** Prosper Independent School District, 605 East 7<sup>th</sup>, Prosper, TX 75078  
**Location of Well:** 3500 East 1<sup>st</sup> Street, Prosper, TX 75078, Latitude: 33.231887°N, Longitude: 96.751770°W; About 1,100 feet west of the E 1<sup>st</sup> Street and Granite Shoal Drive intersection and about 800 feet south of E 1<sup>st</sup> Street.  
**Purpose of Use:** Landscape Irrigation  
**Requested Amount of Use:** 12,000,000 gallons per year  
**Production Capacity of Well:** 190 gallons/minute  
**Aquifer:** Trinity (Paluxy)

- c. **Applicant:** Preferred Materials, PO Box 2409, McKinney, TX 75070  
**Location of Well:** 5181 County Road 471, McKinney, TX 75071, Latitude: 33.269019°N, Longitude: 96.510719°W; About 800 feet east of the County Road 471 and County Road 412 intersection and about 120 feet north of County Road 471.  
**Purpose of Use:** Concrete Production  
**Requested Amount of Use:** 7,420,000 gallons per year  
**Production Capacity of Well:** 80 gallons/minute  
**Aquifer:** Woodbine
- d. **Applicant:** Twin Creeks Prosper LLC, 1760 Parkwood Drive, Prosper, TX 75078  
**Location of Well:** 2388 E. Frontier Parkway, Prosper, TX 75078; Latitude: 33.26070°N, Longitude: 96.74966°W; About 600 feet south of the East Frontier Parkway and Pebble Creek Drive intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 7,125,800 gallons for 2022 and 4,152,700 gallons per year after 2022  
**Production Capacity of Well:** 70 gallons/minute  
**Aquifer:** Woodbine
- e. **Applicant:** Lhoist North America; PO Box 53, Hurst, TX 76053  
**Location of Well:** 11916 CR 53, Celina, TX 75009; Latitude: 33.291086°N, Longitude: 96.797261°W; About 1,300 feet east of the CR 51 and CR 53 intersection and about 400 feet north of CR 53.  
**Purpose of Use:** Lime Slurry Production  
**Requested Amount of Use:** 20,594,104 gallons per year  
**Production Capacity of Well:** 40 gallons/minute  
**Aquifer:** Woodbine
- f. **Applicant:** Windsong Ranch Community Association; 130 N. Preston Road, Suite 130, Prosper, TX 75078  
**Location of Well:** 2242 Good Hope Road, Prosper, TX 75078; Latitude: 33.224472°N, Longitude: 96.870861°W; About 250 feet west southwest of the Redstem Drive and Pavonia Lane intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 20,840,000 gallons per year  
**Production Capacity of Well:** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)
- g. **Applicant:** Windsong Ranch Community Association; 130 N. Preston Road, Suite 130, Prosper, TX 75078  
**Location of Well:** 1872 Good Hope Road, Prosper, TX 75078; Latitude: 33.240750°N, Longitude: 96.870806°W; About 700 feet south of the Good Hope Road and Greenslade Street intersection.  
**Purpose of Use:** Landscape Irrigation and Surface Impoundment(s)  
**Requested Amount of Use:** 20,050,000 gallons per year  
**Production Capacity of Well:** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)
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 March 8, 2022, Board meeting.
5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-04-12-1.
6. Receive reports from the following Committees\*:
  - a. Budget and Finance Committee
    - 1) Receive Monthly Financial Information
  - b. Management Plan Committee
    - 1) Receive Quarterly Report
7. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).
8. Consider and act upon compliance and enforcement activities for violations of District rules.
9. 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. Truck Update
  - d. TDLR Training
10. Open forum / discussion of new business for future meeting agendas.
11. 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](mailto: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 4

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

**Tuesday, March 8, 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, Jimmy Arthur, Ronny Young, and Thomas Smith

Members Absent: Greg Peters and Ron Sellman

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

Visitors: Kristen Fancher, Legal Counsel

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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:** City of Melissa; 3411 Barker Ave, Melissa, TX 75454  
**Location of Well:** 4001-4099 Liberty Way, Melissa, TX 75454; Latitude: 33.30346°N, Longitude: 96.558833°W; About 850 feet south of the Thockmorton Road and Liberty Way intersection and about 150 feet west of Liberty Way.  
**Purpose of Use:** Landscape Irrigation and filling surface impoundments  
**Requested Amount of Use:** 7,440,000 gallons per year  
**Production Capacity of Well:** 75 gallons/minute  
**Aquifer:** Woodbine

General Manager Drew Satterwhite reviewed the permit with the Board. Discussion was held. Board Member Ronny Young made the motion to approve the permit. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

- b. **Applicant:** Ronald Ross LLC dba The Triple "R" Ranch & Winery; 2776 CR 125, Whitesboro, TX 76273  
**Location of Well:** 2776 CR 125, Whitesboro, TX 76273, Latitude: 33.800521°N, Longitude: 96.976528°W; About 5,000 feet south of the CR 125 and CR 106 intersection and about 1,100 feet south of CR 125.  
**Purpose of Use:** Landscape and vineyard irrigation and filling surface impoundment(s)  
**Requested Amount of Use:** 5,167,000 gallons per year  
**Production Capacity of Well:** 50 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member David Flusche made the motion to approve the permit. Board Member Ronny Young seconded the motion. Motion passed unanimously.

**Permit Amendment**

- c. **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:** 35,618,000 gallons thru 2023  
**Production Capacity of Well:** 190 gallons/minute  
**Aquifer:** Trinity (Antlers)  
**Amendment:** Increasing the requested amount of use from 26,418,000 to 35,618,000 gallons thru 2023

General Manager Drew Satterwhite reviewed the permit with the Board. Board Member Thomas Smith made the motion to approve the permit. Board Member Allen Knight seconded the motion. Motion passed unanimously.



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.

Each permit was voted on separately.

5. Adjourn or continue permit hearing.

Board President Joe Helmberger adjourned the permit hearing at 10:14 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 10:15 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 February 15, 2022, Board meeting.

Board President Joe Helmberger asked for approval of the minutes from the January 11, 2022, meeting. Board Member Thomas Smith made the motion to approve the minutes. Board Member Allen Knight seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2022-03-08-1.

General Manager Drew Satterwhite reviewed the liabilities with the Board. Discussion was held. Board Member Thomas Smith made the motion to approve Resolution No. 2021-03-08-1. Board Member Ronny Young 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.

7. Discussion of the District's Investment Options.

General Manager Drew Satterwhite reminded the Board that a request to discuss investment options available to the District was made at the last meeting. The District must invest within the constraints of the Public Funds Investment Act and our Investment Policy. CDs have been the best option.

8. Discussion and possible action regarding the purchase of a flow meter.

General Manager Drew Satterwhite informed the Board that Wayne Parkman, Field Technician, led the effort to shop for and compare the various flow meters available that would be suitable for the field staff. An additional Field Technician will start on March 28, 2022. The flow meter was budgeted so that we would have two (2) available at all times to help with scheduling for the drillers. The cheapest unit, Fuji Electric's Portaflow, is the same unit that the District currently owns. This unit has performed well and is reliable. In addition, we are familiar with the unit and could share parts (Bars, chargers, etc.). Discussion was held. Board Member Ronny Young made the motion to purchase the unit with an additional bar. Board Member Thomas Smith seconded the motion. Motion passed unanimously.

9. Discussion and possible action regarding the purchase of a District Vehicle.

General Manager Drew Satterwhite informed the Board that the District is having difficulty in finding a truck. Features that are needed are cruise control, 4-wheel drive, and half-ton. General Manager Drew Satterwhite also informed the Board that the District is not finding a truck at fleet pricing. Discussion was held. Board Member Thomas Smith made a motion to purchase a vehicle by getting three bids on pickup or SUV, allowing to purchase vehicle other than truck, and increase budget to \$60,000. Board Member Ronny Young seconded the motion. Motion passed unanimously.

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

No updates.

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

Kristen Fancher, legal counsel, informed the Board that a repeat violator situation appears to be heading for a lawsuit.

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

General Manager Drew Satterwhite sent out the report to Board. One well pending was protested asking for well log.

b. Well Registration Summary

General Manager Drew Satterwhite reviewed the well registration summary with the Board.

- c. Mountain Pure vs. Neches and Trinity Valley GCD case update.

Kristen Fancher, legal counsel, informed the Board that the District funds didn't need to be expended for the amicus brief. The Court denied review of case which resulted in favor of GCDs.

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

- 12. Adjourn public meeting

Board President Joe Helmberger declared the meeting adjourned at 10:46 a.m.

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

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

ATTACHMENT 5

RESOLUTION NO. 2022-04-12-1

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

The following liabilities are hereby presented for payment:

<u>Administrative Services</u>	<u>Amount</u>
GTUA - March 2022	23,291.28
<u>GMA-8</u>	
WSP - Joint groundwater planning efforts through January 2022	10,552.68
<u>Legal</u>	
Kristen Fancher PLLC - Legal services through March	856.00
<u>Legal- Injection</u>	
Sledge Law - Legal Injection services for February 2022	700.00
<u>Meetings &amp; Conferences</u>	
Pilot Point ISD - Meeting Room	75.00
<u>Well Injection Monitoring</u>	
Statewide Plat Service - January / February	119.20
<b>GRAND TOTAL:</b>	<b>\$ <u><u>35,594.16</u></u></b>

On motion of \_\_\_\_\_ and seconded by \_\_\_\_\_ the  
foregoing Resolution was passed and approved on this, the 12th day of April, 2022 by the following  
vote:

AYE:  
NAY:

\_\_\_\_\_  
President

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

ATTACHMENT 6 A-1

# NORTH TEXAS GROUNDWATER

## Balance Sheet

As of March 31, 2022

### ASSETS

#### Current Assets

##### Checking/Savings

10001 Checking Account	1,976,999.41
10005 Cash-Index Account	720,017.35
10008 Cash - Tex Star	132.64
10025 Accounts Receivable	26,717.82
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
12000 Undeposited Funds	50.00
12001 Prepaid Expenses	1,295.44

**TOTAL ASSETS** 2,720,183.99

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

23100 Accounts Payable	0.00
23150 Well Drillers Deposits	60,681.10

**Total Liabilities** 60,681.10

#### Equity

35100 Retained Earnings	2,741,598.56
Net Income	-82,095.67

**Total Equity** 2,659,502.89

**TOTAL LIABILITIES & EQUITY** 2,720,183.99

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

	TOTAL				
	March 22	1 mo. Budget	YTD Actual	Total Budget	% of Budget remaining
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
46003 - Registration Fees	5,300.00	2,166.67	11,700.00	26,000.00	55.0%
46004 - Well Driller Fees	0.00	0.00	0.00	0.00	0.0%
46005 - PRODUCTION FEES	873.53	0.00	870.75	710,000.00	99.88%
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	25.20	416.67	72.45	5,000.00	98.55%
46015 Late Fees	1,918.02	0.00	1,918.02	0.00	0.0%
<b>Total Income</b>	<u>8,116.75</u>	<u>2,950.00</u>	<u>14,561.22</u>	<u>745,400.00</u>	<u>98.05%</u>
<b>Gross Profit</b>	8,116.75	2,950.00	14,561.22	745,400.00	98.05%
<b>Expense</b>					
<b>77010 ADMINISTRATIVE</b>					
77013 Admin-Secretarial	632.00	1,833.33	2,264.00	22,000.00	89.71%
77014 Admin-Project Coordinator	137.50	1,333.33	312.50	16,000.00	98.05%
77015 Admin-GM	4,503.00	5,500.00	15,447.00	66,000.00	76.6%
77016 Admin-Clerical	3,833.50	3,554.17	9,146.00	42,650.00	78.56%
77040 ADMIN-MILEAGE	250.58	225.00	590.60	2,700.00	78.13%
<b>77025 ACCOUNTING</b>	2,227.50	2,916.67	9,037.50	35,000.00	74.18%
<b>77027 AUDITING</b>	0.00	485.00	0.00	5,820.00	100.0%
<b>77030 ADVERTISING</b>	0.00	166.67	0.00	2,000.00	100.0%
<b>77050 BANKING FEES</b>	35.19	425.00	118.19	5,100.00	97.68%
<b>77150 CONSULTING-HYDROGEO SVC</b>	0.00	2,833.33	0.00	34,000.00	100.0%
<b>77325 DIRECT COSTS-REIMB</b>	333.29	458.33	868.51	5,500.00	84.21%
<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>	10,552.68	400.00	10,727.98	4,800.00	-123.5%
<b>77550 FIELD TECH</b>	6,373.50	15,166.67	24,195.50	182,000.00	86.71%
<b>77560 Field Permitting/Geologis</b>	3,770.00	6,083.33	16,120.00	73,000.00	77.92%
<b>77650 FUEL/MAINTENANCE</b>	61.41	416.67	467.43	5,000.00	90.65%
<b>77800 INJECTION WELL MONITORING</b>	0.00	58.33	119.20	700.00	82.97%
<b>77810 INSURANCE &amp; BONDING</b>	358.84	386.33	1,076.52	4,636.00	76.78%
<b>77970 LEGAL</b>	0.00				
77975 Legal-Injection	0.00	833.33	1,840.00	10,000.00	81.6%
77980 Legal-Legislation	0.00	0.00	0.00	0.00	0.0%
77970 LEGAL - Other	0.00	3,333.33	1,864.00	40,000.00	95.34%
<b>78010 MEETINGS &amp; CONFERENCES</b>	498.59	666.67	1,463.18	8,000.00	81.71%
<b>78310 Rent</b>	200.00	200.00	600.00	2,400.00	75.0%
<b>78600-SOFTWARE MAINT</b>	179.88	333.33	411.04	4,000.00	89.72%
<b>78610 TELEPHONE</b>	445.43	316.67	804.45	3,800.00	78.83%
<b>78780 Well Monitoring/Testing</b>	0.00	450.00	0.00	5,400.00	100.0%
<b>Total Expense</b>	<u>34,392.89</u>	<u>54,032.83</u>	<u>97,473.60</u>	<u>648,394.00</u>	<u>84.97%</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
46100 INTEREST INC	0.00	958.33	869.66	11,500.00	92.44%
<b>Total Other Income</b>	<u>0.00</u>	<u>958.33</u>	<u>869.66</u>	<u>11,500.00</u>	
<b>Net Other Income</b>	<u>0.00</u>	<u>958.33</u>	<u>869.66</u>	<u>11,500.00</u>	
<b>Net Income</b>	<u><u>-26,276.14</u></u>	<u><u>-50,124.50</u></u>	<u><u>-82,042.72</u></u>	<u><u>108,506.00</u></u>	



ATTACHMENT 6 B-1



**COLLIN COUNTY - COOKE COUNTY - DENTON COUNTY**

**General Manager's Quarterly Report**

**Date: March 31, 2022**

**North Texas GCD Management Plan**

This quarterly briefing is being provided pursuant to the adopted Management Plan for the quarter ending March 31, 2022.

**Well Registration Program:**

Current number of wells registered in the District: 2,937

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
Total	13	23	20	56

ATTACHMENT 9 b.

# NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT

## Well Registration Summary

(as of 3/31/2022)

Well Type	Collin	Cooke	Denton	Total NTGCD	New Registrations March 2022
Domestic	87	592	978	1657	28
Public Water System	34	75	225	334	0
Irrigation	102	6	195	303	7
Surface Impoundment	59	18	119	196	2
Livestock	7	82	63	152	0
Oil / Gas	1	6	66	73	0
Agriculture	8	13	41	62	0
Commercial	6	8	40	54	1
Golf Course Irrigation	15	2	21	38	0
Other	9	6	18	33	0
Industrial / Manufacturing	10	13	9	32	2
Monitoring	0	0	3	3	0
<b>TOTALS</b>	<b>338</b>	<b>821</b>	<b>1778</b>	<b>2937</b>	<b>40</b>

**NOTE: Plugged wells have been excluded**

ADJOURN