

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

**Tuesday, February 10, 2026, 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: Allen McDonald, Leon Klement, Dylan Cyr, Robert Todd and Jimmy Arthur  
Members Absent: Everette Newland and Les Westbrook  
Staff: Paul Sigle, Allen Burks, Kristi Krider, Kenneth Elliott, Ryan Andersen, and Velma Starks  
Visitors: Kristen Fancher, Fancher Legal, PLLC  
James Beach, Advanced Groundwater Solutions

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**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 called the Permit Hearing to order at 10:02 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:

**Permit Amendments**

- a. **Applicant:** 4600 Ganzer Investments, LLC; 2505 N Hwy 360, Grand Prairie, TX 75050  
**Location of Well(s):** Ganzer Rd & I35 Denton, TX 75050; Latitude: 33.289563°N, Longitude: 97.179273°W; About 320 feet west of I-35 and about 2,245 feet north of W Ganzer in Denton County.  
**Production Capacity of Well(s):** 175 gallons/minute  
**Aquifer:** Trinity (Antlers)  
**Proposed Amendment to Permit:** Requesting a change in the purpose of use from Construction Use to Landscape Irrigation; Increase production amount from 10,554,000 gal/year to 50,000,000 gal/year.

General Manager Paul Sigle presented the permit to the Board for review. A discussion was conducted, and the representative addressed questions from the Board members.

**New Production Permits**

- b. **Applicant:** G-Man Development LLC; 12400 Preston Rd, Ste 100, Frisco, TX 75033  
**Location of Well(s):** 400 Icy Trail, Celina, TX 75009; Latitude: 33.298389°N, Longitude: 96.790389°W; About 157 feet east of Burlington Northern Santa Fe and about 1,440 feet north of CR 53 in Collin County.  
**Purpose of Use:** Agriculture; Landscape Irrigation; Filling Pond(s)/Other surface Impoundments  
**Requested Amount of Use:** 26,354,269 gallons per year  
**Production Capacity of Well(s):** 195 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Paul Sigle presented the permit to the Board for review. A discussion was conducted, and the representative addressed questions from the Board members.

- c. **Applicant:** The Parks at Wilson Creek, L.P.; 8750 N. Central Expressway, Dallas, TX 75231  
**Location of Wells:** **PWC Well #1:** 2500 Birkenhead Ct, Celina, TX 75009; Latitude: 33.299736°N, Longitude: 96.741992°W; About 542 feet north of Collin County Outer Loop and about 165 feet east of Roseland Pkwy in Collin County; **PWC Well #2:** 2500 Birkenhead Ct, Celina, TX 75009; Latitude: 33.299380°N, Longitude: 96.750480°W; About 760 feet north of Collin County Outer Loop and about 2,353 feet west of Roseland Pkwy in Collin County.  
**Purpose of Use:** Irrigation/Landscape/Filling Pond(s)/Other surface Impoundments  
**Requested Amount of Use:** 38,108,186 gallons per year  
**Production Capacity of Well(s):** **TM1:** 196 gallons/minute; **TM2:** 192 gallons/minute  
**Aquifer:** Trinity (Paluxy)

General Manager Paul Sigle presented the permit to the Board for review. A discussion was conducted, and the representative addressed questions from the Board members.

- d. **Applicant:** FSWC LP; 7001 Preston Rd, Ste 410, Dallas, TX 75205  
**Location of Well(s):** Gordon Heights Ln, Frisco, TX 75033; Latitude: 33.214180°N, Longitude: 96.884120°W; About 34 feet south of Gordon Heights Ln and about 490 feet east of Del Norte LN in Denton County.  
**Purpose of Use:** Irrigation/Landscape  
**Requested Amount of Use:** 4,319,700 gallons per year  
**Production Capacity of Well(s):** 40 gallons/minute  
**Aquifer:** Woodbine

General Manager Paul Sigle reviewed the permit with the Board. A discussion took place. No representatives were present. Board Member Dylan Cyr made a motion to approve the application, contingent upon adherence to the city's drought contingency measures. Board Member Allen McDonald seconded the motion. The motion was approved 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.

Board Member Allen McDonald made a motion to approve the permits in items (a) through (c) in

the amount of 9,125,000 gallons per year, at the production capacity and purposes requested by the applicant, and subject to the District's standard permit conditions and special conditions. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

5. Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing at 10:33 a.m.

### **Board Meeting**

#### **Agenda:**

1. Pledge of Allegiance and Invocation

Board President Jimmy Arthur led the Pledge of Allegiance and Board Member Robert Todd 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 10:34 a.m.

3. Public Comment.

No Public Comment

4. Consider and act upon approval of the minutes of January 13, 2026, Board meeting.

Board President Jimmy Arthur asked for approval of the minutes from the January 13, 2026, meeting. Board Member Allen McDonald made a motion to approve the minutes. Board Member Leon Klement seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2026-02-10-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Robert Todd made a motion to approve Resolution No. 2026-02-10-01. 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.

Board Member Dyla Cyr made a motion to accept the report. Board Member Robert Todd seconded the motion. Motion passed unanimously.

7. Discussion and possible action on District Rules including spacing requirements.

James Beach from Advanced Groundwater Solutions delivered a presentation. A discussion followed, during which potential adjustments were considered, including establishing rules for spacing based on aquifers and reducing the hydro report from 200 and changing to volume basis.

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

General Manager Paul Sigle provided a presentation. GMA 8 needs to approve DFCs by May 1, 2026. Discussion was held.

9. Consider and act upon a resolution of the District declaring Cross Timbers Aquifer within North Texas GCD as non-relevant for joint planning purposes.

General Manager Paul Sigle provided background information for the board. Board Member Robert Todd made a motion to approve a resolution of the District declaring Cross Timbers Aquifer within North Teas GCD as non-relevant for joint planning purposes. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

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

No issues

11. Discussion and possible action on March Board Meeting Date

March 17, 2026 Tuesday

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

Two BLS Production Co., Inc. applications have been protested.

- b. Well Registration Summary

General Manager Paul Sigle reviewed well registration summary with the Board. Twenty-four wells were registered in January.

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

14. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 11:30 a.m.

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Velma Starks  
Recording Secretary

[Signature]  
Secretary-Treasurer