

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

**Tuesday, January 13, 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, Les Westbrook, Leon Klement, Everette Newland, Dylan Cyr, and Jimmy Arthur

Members Absent: Robert Todd

Staff: Paul Sigle, Allen Burks, and Velma Starks

Visitors: Kristen Fancher, Fancher Legal, PLLC  
Ty Embrey, Lloyd Gosselink Rachelle & Townsend, P.C.

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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 10:01 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:** Prosper ISD; 605 E 7th Street, Prosper, TX 75075  
**Location of Well(s):** 1061 Lakewood Dr., Prosper, TX 75078; Latitude: 33.223449 °N, Longitude: 96.752240°W; About 1,100 feet east of Lakewood Dr and about 1,707 feet north of W University Dr in Collin County.  
**Purpose of Use:** Irrigation/Landscape; Filling Pond(s)/Other Surface Impoundment  
**Requested Amount of Use:** 9,125,000 gal/year  
**Production Capacity of Well(s):** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)  
**Amendment:** Change the aquifer from Trinity (Paluxy) to Woodbine

General Manager Paul Sigle reviewed the permit which had been approved at the last meeting. The permit amendment is to change the aquifer from Trinity (Paluxy) to Woodbine. Board

Member Les Westbrook made a motion to approve the change from Trinity (Paluxy) to Woodbine. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

- b. **Applicant:** Tabor Ranch 380 Development LLC; 520 Hawkins Run Rd Suite 3, Midlothian, TX 76065  
**Location of Well (Tabor #2):** 4705 Geoge Owens Rd, Ponder, TX 76259; Latitude: 33.33.222272°N, Longitude: 97.298953°W; About 585 feet north of Old Stoney Rd and about 1,650 feet west of Geoge Owens Rd in Denton County.  
**Purpose of Use:** Construction; Landscape/Irrigation; Filling of Pond or Surface Impoundment  
**Requested Amount of Use:** 4,732,305 gallons/year  
**Production Capacity of Well:** 65 gallons/minute  
**Aquifer:** Trinity (Antlers)  
**Amendment:** Change the location from Latitude: 33.226061°N, Longitude: 97.303697°W to Latitude: 33.222272°N, Longitude: 97.298953°W

General Manager Paul Sigle provided background information for the Board. This amendment is to correct the application. Board Member Allen McDonald made a motion to approve the amendment to correct the application. Board Member Everett Newland seconded the motion. Motion passed unanimously.

### **New Production Permits**

- a. **Applicant:** Frisco West Water Conservation and Improvement District of Denton County.; 1230 Brendan Dr., Little Elm, TX 75068  
**Location of Well(s): Well Site #1 -:** Willoughby Way, Little Elm, TX 75068; Latitude: 33.194337°N, Longitude 96.887123°W; About 96 feet south of Willoughby Way and about 258 feet east of Calmwater Dr in Denton County; **Well Site #2:** 1230 Brendan Dr., Little Elm, TX 75068; Latitude: 33.198793°N, Longitude: 96.891673°W; About 79 feet south of Brendan Dr and about 31 feet east of Brendan Dr in Denton County.  
**Purpose of Use:** Municipal/Public Water System  
**Requested Amount of Use:** 72,000,000 gallons per year  
**Production Capacity of Well(s): Well Site #1:** 98 gallons/minute; **Well Site #2:** 103 gallons/minute  
**Aquifer:** Trinity (Paluxy)

General Manager Paul Sigle presented the permit to the Board for review. The applicant's representative provided additional information for consideration. A discussion followed. Board Member Dylan Cyr motioned to approve the permit with the condition that the well be either plugged or included in a monitoring program. Board Member Less Westbrook seconded the motion. The motion was approved unanimously

- b. **Applicant:** Mustang SUD; 7985 FM 2931, Aubrey, TX 76227  
**Location of Wells: TM1:** 7150 FM 455, Weston, TX 75009; Latitude: 33.353060°N, Longitude: 96.694200°W; About 5,700 feet east of CR 133 and about 2,613 feet north of W FM 455 in Collin County; **TM2:** 5855 CR 134, Weston, TX 75009; Latitude: 33.414675°N, Longitude: 97.209197°W; About 5,221 feet west of W FM 455 and about 1,873 feet south of CR 134 in Collin County; **TM3:** 6461 CR 134, Celina, TX 75009; Latitude: 33.362780°N, Longitude: 96.695800°W; About 405 feet south of CR 134 and about 7,174 feet west of W FM 455 in Collin County; **TM4:** 7164 CR 134, Celina, TX 75009; Latitude: 33.360000°N, Longitude: 96.708300°W; About 1,486 feet south of CR 134 and about 2,122 feet east of Coyote Call Rd in Collin County.

**Purpose of Use:** Municipal/Public Water System  
**Requested Amount of Use:** 257,544,000 gallons per year  
**Production Capacity of Well(s):** **TM1:** 1000 gallons/minute; **TM2:** 1000 gallons/minute; **TM3:** 1000 gallons/minute; **TM4:** 1000 gallons/minute  
**Aquifer:** Trinity (Antlers)

General Manager Paul Sigle provided background information for Board. Representative answered questions. Discussion was held. Board Member Dylan Cyr made a motion to approve application with special conditions. Board Member Les Westbrook seconded. Motion passed unanimously.

- c. **Applicant:** Landvest Partners, LLC.; PO Box 1387, McKinney, TX 75070  
**Location of Well(s):** **LVP1:** 15830 State Hwy 160, Blue Ridge, TX 75424; Latitude: 33.392667°N, Longitude 96.394222°W; About 1,700 feet north of Hwy 121 N and about 2,316 feet east of State Hwy 160 in Collin County; **LVP2:** 15830 State Hwy 160, Blue Ridge, TX 75424; Latitude: 33.393111°N, Longitude: 96.394444°W; About 1,900 feet north of Hwy 121 N and about 2,246 feet east of State Hwy 160 in Collin County.  
**Purpose of Use:** Municipal/Public Water System  
**Requested Amount of Use:** 65,170,286 gallons per year  
**Production Capacity of Well(s):** **LVP1:** 372 gallons/minute; **LVP2:** 372 gallons/minute  
**Aquifer:** Woodbine

General Manager Paul Sigle reviewed the application with the Board. Discussion was held. Representative answered questions. Board Member Dylan Cyr made a motion to approve the application with the special conditions. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

- d. **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:** Irrigation/Landscape  
**Requested Amount of Use:** 26,354,269 gallons per year  
**Production Capacity of Well(s):** 195 gallons/minute  
**Aquifer:** Trinity (Antlers)

Item was tabled

- e. **Applicant:** Cornerstone Ranch; 11444 FM 2478, Celina, TX 75009  
**Location of Well(s):** 11444 FM 2478, Celina, TX 75009; Latitude: 33.312047°N, Longitude: 96.713034°W; About 365 feet east of FM 2478 and about 922 feet north of CR 170 in Collin County.  
**Purpose of Use:** Irrigation/Landscape  
**Requested Amount of Use:** 6,339,060 gallons per year  
**Production Capacity of Well(s):** 40 gallons/minute  
**Aquifer:** Woodbine

General Manager Paul Sigle provided information for the Board. Special condition to be applied similar to previous irrigation/landscape applications. Discussion was held. Representative answered questions. Board Member Dylan Cyr made motion to approve application with special conditions. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

- f. **Applicant:** City of Lake Dallas; 212 Main St., Lake Dallas, TX 75065  
**Location of Wells: Lake Dallas City Park #1:** 101 E Hundley Dr, Lake Dallas, TX 75065; Latitude: 33.124581°N Longitude: 97.026953°W; About 920 feet east of Shady Shores Rd. and about 720 feet north of Hundley Dr. in Denton County; **Lake Dallas City Park #2:** 101 E Hundley Dr, Lake Dallas, TX 75065; Latitude: 33.124581°N Longitude: 97.026953°W; About 69 feet east of Shady Shores Rd. and about 720 feet north of Hundley Dr. in Denton County.  
**Purpose of Use:** Irrigation/Landscape  
**Requested Amount of Use:** 5,928,991 gal/year for 2026; 9,881,652 gal/year for after 2026.  
**Production Capacity of Wells: Lake Dallas City Park #1:** 70 gallons/minute; **Lake Dallas City Park #2:** 70 gallons/minute  
**Aquifer:** Woodbine

General Manager Paul Sigle provided information for the Board. Discussion was held. Representatives answered questions. Board Member Everette Newland made a motion to approve the permit in the amount of 9,125,000 gallons per year at the production capacity requested. Board Member Les Westbrook seconded the motion. Motion passed 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.

The applications were voted on individually upon presentation.

5. Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing at 10:43 a.m.

### **Board Meeting**

#### **Agenda:**

1. Pledge of Allegiance and Invocation

Board President Jimmy Arthur led the Pledge of Allegiance and Board Member Everette Newland 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 10:45 a.m.

3. Public Comment.

No Public Comment

4. Consider and act upon approval of the minutes of December 9, 2025, Board meeting.

Board President Jimmy Arthur asked for approval of the minutes from the December 9, 2025,

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. 2026-01-13-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Everette Newland made a motion to approve Resolution No. 2026-01-13-01. Board Member Les Westbrook 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. Investment Committee  
1. Receive Quarterly Investment Report

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

- c. Management Plan Committee  
1. Receive Quarterly Report

General Manager Paul Sigle reviewed the Quarterly Report with the Board. Discussion was held.

7. Consider and act upon a resolution by the Board of Director of the North Texas Groundwater Conservation District related to an investment policy.

General Manager Paul Sigle provided background information for the Board. Board Member Allen McDonald made a motion to approve the resolution. Board Member Leon Klement seconded the motion. Motion passed unanimously.

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

General Manager Paul Sigle informed the Board that the 4.6 run would be completed. The next meeting is scheduled for January 29, 2026. The final run selection will be determined, and the adoption of DFCs will be discussed, with approval required by May. A discussion was held.

9. Discussion and possible action on assisting Denton County in determine if there is credible evidence of groundwater availability for platting of a subdivisions with less than 10 lots.

General Manager Paul Sigle provided background information for the Board. A disclaimer regarding water availability will be included in the materials provided. James Beach will review the relevant documentation. Denton County will be responsible for 100% of the charges incurred and will make full payment to the District. Board Member Dylan Cyr made a motion to approve assisting Denton County under the outlined conditions. The motion was seconded by Board Member Leon Klement and was approved unanimously.

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

No issues

11. Discussion and possible action on the District's legislative priorities for the interim period and the 90<sup>th</sup> Legislative Session.

Board convened into executive session at 11:09 a.m.  
Board reconvened into regular session at 12:09 p.m.

No action taken.

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

Nothing to report

- b. Well Registration Summary

General Manager Paul Sigle reviewed well registration summary with the Board. Fifteen wells were registered in December.

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

14. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 12:10 p.m.

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Velma Starks  
Recording Secretary

[Signature]  
Secretary-Treasurer