

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

**Monday, July 28, 2025, 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: Allen McDonald (participated remotely), Leon Klement, Everette Newland, Dylan Cyr, Les Westbrook, and Jimmy Arthur

Members Absent: Robert Todd

Staff: Paul Sigle, Kristi Krider, Kenneth Elliot, Kelley Carr, Allen Burks, Billie Jo Tiner, and Velma Starks

Visitors: Kristen Fancher, Law Offices of Kristen Fancher, PLLC

---

**Permit Hearing and Consideration of Requests for Findings of Fact and Conclusions of Law and Reconsideration**

Beginning at 10:00 am.

**Agenda:**

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

Board President Jimmy Arthur President called the Permit Hearing and Consideration of Requests for Findings of Fact and Conclusions of Law and Reconsideration meeting to order at 10:02 a.m.

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

No Public Comments

The Board convened in Executive Session at 10:04 a.m...

The Board reconvened in Regular Session at 10:47 a.m.

- Review the Production Permit Application of:
  - a. **Applicant:** Firefly Land Holdings I, LLC; 1321 Markum Gate Way, Ste 100, Ft Worth, TX 76126  
**Location of Well:** PGA Parkway, Frisco, TX 75033; Latitude: 33.212330°N, Longitude: 96.827570°W; About 557 feet north of PGA Parkway and about 2,250 feet west of Dallas North Tlwy in Collin County.  
**Purpose of Use:** Irrigation/Landscape; Filling a Pond or Other Surface Impoundment(s)

**Requested Amount of Use:** 5,500,000 gal/year  
**Production Capacity of Well(s):** 120 gallons/minute  
**Aquifer:** Woodbine

No action due to a spacing issue with the application.

- 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.
- Consider and act upon requests for Findings of Fact and Conclusions of Law and Reconsideration received for the following applications:

- a. **Applicant:** Prosper ISD; 605 E 7th Street, Prosper, TX 75075  
**Location of Well:** 1550 N Legacy Dr., Prosper, TX 75078; Latitude: 33.253353°N, Longitude: 96.835146°W; About 890 east of N Legacy Dr and about 1,820 feet north of W Prosper Trl in Collin County.  
**Purpose of Use:** Irrigation/Landscape  
**Requested Amount of Use:** 8,125,368 gal/year  
**Production Capacity of Well(s):** 175 gallons/minute  
**Aquifer:** Trinity (Paluxy)

Board Member Dylan Cyr made a motion to approve Findings of Fact and Conclusions of Law and Reconsideration. Board Member Leon Klement seconded the motion. Motion passed unanimously.

- b. **Applicant:** Ramble Investment, LP; 3000 Turtle Creek Blvd, Dallas, TX 75219  
**Location of Wells:** **Tract A Well 1:** TBD, Celina, TX 75009; Latitude: 33.342019°N, Longitude: 96.759211°W; About 560 feet west CR 97 and about 2,380 feet north of CR 96 in Collin County; and **Tract A Well 2:** TBD, Celina, TX 75009; Latitude: 33.349439°N, Longitude: 96.766167°W; About 995 feet east of Preston Rd N and about 2,845 feet south of CR 99 in Collin County.

**Purpose of Use:** Construction; Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment  
**Requested Amount of Use:** 65,156,269 gallons per year for 2025; 56,244,904 gallons per year for 2026; 83,501,247 gallons per year for 2027; 67,143,332 gallons per year for 2028; 102,236,754 gallons per year for 2029; 88,818,172 gallons per year for 2030; and 74,659,946 gallons per year after 2030  
**Production Capacity of Well(s):** **Tract A Well 1:** 350 gallons/minute; and **Tract A Well 2:** 350gallons/minute  
**Aquifer:** Trinity (Antlers)

Board Member Everette Newland made a motion for Ramble Investment, LP (b. and c.) to approve Findings of Fact and Conclusions of Law and Reconsideration. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

- c. **Applicant:** Ramble Investment, LP; 3000 Turtle Creek Blvd, Dallas, TX 75219  
**Location of Wells:** **Tract C Well 1:** TBD, Celina, TX 75009; Latitude: 33.332258°N, Longitude: 96.734136°W; About 200 feet north of FM 455 and about 1,100 feet west of FM 455 in Collin County; **Tract C Well 2:** TBD, Celina, TX 75009; Latitude: 33.343000°N, Longitude: 96.737947°W; About 560 feet east of Willow Rd and about 550 south of CR 130 in Collin County.

**Purpose of Use:** Construction; Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment **Requested Amount of Use:** 51,975,390 gallons per year for 2031; 33,709,237 gallons per year for 2032; 68,681,078 gallons per year for 2033; 57,325,821 gallons per year for 2034; 46,316,913 gallons per year for 2035; 54,482,861 gallons per year for 2036; 47,938,022 gallons per year for 2037; 46,316,913 gallons per year after 2037

**Production Capacity of Well(s):** Tract C Well 1: 350 gallons/minute; Tract C Well 2: 350 gallons/minute

**Aquifer:** Trinity (Antlers)

- Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing and Consideration of Requests for Findings of Fact and Conclusions of Law and Reconsideration meeting at 10:48 a.m.

### **Board Meeting**

#### **Agenda:**

1. **Pledge of Allegiance and Invocation**

Board President Jimmy Arthur led the Pledge of Allegiance and Board Member Everett Newland provided the invocation.

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

Board Member Allen McDonald disconnected from remote attendance.

Board President Jimmy Arthur called the meeting to order at 10:49 a.m.

3. **Public Comment.**

No public comments

4. **Consider and act upon approval of the minutes of June 10, 2025, Board meeting.**

Board President Jimmy Arthur asked for approval of the minutes from the June 10, 2025, meeting. Board Member Leon Klement made a motion to approve the minutes. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

5. **Consider and act upon the 2024 Audit.**

Ariane Burke, Auditor, McClanahan and Holes, LLP reviewed the Audit with the Board. Board Member Leon Klement made a motion to accept the 2024 Audit. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

6. **Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-07-15-01.**

- General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Dylan Cyr made a motion to correct Resolution No. 2025-07-15-01 to 2025-07-28-01 and approve



Resolution No. 2025-07-28-01. Board Member Everett Newland seconded the motion. Motion passed unanimously

7. 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. Discussion was held.

Board moved to item 7 b

2. Consider and act upon the 2026 Operating Budget and Adopt Rate Schedule

General Manager Paul Sigle provided information for the Board. Board Member Dylan Cyr made a motion to adopt the 2026 Operating Budget, to adopt the 2025 Amended Fee Schedule (effective August 1, 2025) and to adopt the 2026 Fee Schedule. Board Member Everett Newland seconded the motion. Motion passed unanimously.

- 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.

8. Consider and act upon accepting the resignation of Greg Peters.

Board Member Leon Klement made a motion to accept the resignation of Greg Peters. Board Member Everett Newland seconded the motion. Motion passed unanimously.

9. Consider and act upon Resolution of Appreciation for Greg Peters.

Board Member Dylan Cyr made a motion to approve a Resolution of Appreciation for Greg Peters. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

Board moved to Item 11

10. Discussion and possible action on draft of District's Rules amendments.

Suggestion was made to discuss draft of the District's Rules amendments at the September meeting.

11. Consider and act upon the appointment of a representative for GMA 8 Committee.

Discussion was held. Board Member Everette Newland made a motion to appoint General Manager Paul Sigle as representative and Board Member Dylan Cyr as an alternate. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

12. Discussion and possible action on an Interlocal Agreement with Denton County for assistance with review of Groundwater Availability Certification for plating process.

General Manager Paul Sigle provided information for the Board. Discussion was held. Board Member Dylan Cyr made a motion to accept an Interlocal Agreement with Denton County for assistance with review of Groundwater Availability Certification for plating process. Board Member Leon Klement seconded the motion. Motion passed unanimously.

13. Update and possible action regarding the process for the development of Desired Future Conditions (DFCs).  
a. Receive report on Drawdown and meeting DFCs.

General Manager Paul Sigle provided a presentation on Drawdown and meeting DFCs. The presentation will be sent to the board. Discussion was held. No action taken

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

No actions

15. 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-six wells were registered in June.

Board returned to Item 7 number2.  
Board convened in Executive Session at 11:30 a.m.  
Board reconvened in Regular Session at 11:58 a.m.

16. Open forum/discussion of new business for future meeting agendas.  
17. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 11:59 a.m.

#####

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

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