

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

Tuesday, October 21, 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, Dylan Cyr, Les Westbrook, Leon Klement, and Jimmy Arthur

Members Absent: Robert Todd and Everette Newland

Staff: Paul Sigle, Kristi Krider, and Allen Burks

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

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 President 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 Application of:

Permit Amendments

- a. **Applicant:** Denton County MUD #5; 1330 Post Oak Boulevard Suite 2650, Houston, TX 77056
Location of Well: Cross Oaks Ranch Broken Wheel (New): Cross Oak Ranch, Aubrey, TX 76227; Latitude: 33.201606°N, Longitude: 96.990211°W; About 345 feet north of Amber Ln and about 276 feet east of Naylor Rd in Denton County; **Cross Oak Ranch Longhorn (Existing):** 1235 Longhorn DR, Aubrey, TX 76227; Latitude: 33.196933°N, Longitude: 96.983667°W; About 220 feet north of Martop Rd and about 64 feet east of Longhorn Dr in Denton County.
Purpose of Use: Filling Pond(s)/Other Surface Impoundment
Requested Amount of Use: 36,993,337 gallons per year
Production Capacity of Well(s): Cross Oaks Ranch Broken Wheel: 45 gallons/minute; Cross Oaks Ranch Longhorn: 55 gallons/minute
Aquifer: Woodbine

Amendment: Increase annual permit amount from 500,000 gal/year to 36,993,337 gal/year; Add new well—Cross Oaks Ranch Broken Wheel

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Westwood Professional Services representative provided information for the Board. Board Member Dylan Cyr made a motion to approve the permit. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

- b. **Applicant:** Lilyana Water Well, LLC; 3000 Turtle Creek Blvd., Dallas, TX 75219
Location of Well (Lilyana #3): 4038 Yellow Bells Way, Celina, TX 75078; Latitude: 33.269531 °N, Longitude: 96.766567 °W; About 2,540 feet north of FM 1461 and about 236 feet east of County Road 83 in Collin County.
Purpose of Use: Irrigation/Landscape; Filling of Pond or Surface Impoundment
Requested Amount of Use: 13,240,000 gal/year
Production Capacity of Well: 180 gallons/minute
Aquifer: Trinity (Twin Mountains)
Amendment: Change the aquifer from Trinity (Antlers) to Trinity (Twin Mountains).

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the amendment. Board Member Les Westbrook seconded the motion. Board Member Dylan Cyr abstained from the vote. Motion failed.

New Production Permits

- a. **Applicant:** Bolivar Water Supply Corporation; P.O. Box 1789, Sanger, TX 76266
Location of Wells: **Treemont Well No. 1:** North of View Rd., Sanger, TX 76266; Latitude: 33.407653°N, Longitude: 97.205869°W; About 1,120 feet north of View Rd and about 1,100 feet east of View Rd in Denton County; **Treemont Well No. 2:** Between View Rd. & Hoehn Rd, Sanger, TX 76266; Latitude: 33.414675°N, Longitude: 97.209197°W; About 2,200 feet north of View Rd and about 3,030 feet east of Lois Rd W in Denton County; **Treemont Well No. 3:** West Metz Rd & South of Hoehn Rd, Sanger, TX 76266; Latitude: 33.415436°N, Longitude: 97.203042°W; About 1,610 feet south of Hoehn Rd and about 3,113 feet west of Metz Rd in Denton County; **Treemont Well No. 4:** East of Lois Rd & North of View Rd., Sanger, TX 76266; Latitude: 33.414067°N, Longitude: 97.215919°W; About 1,942 feet north of View Rd and about 980 feet east of Lois Rd W in Denton County; **Treemont Well No. 5:** TBD., Sanger, TX 76266; Latitude: 33.418508°N, Longitude: 97.211433°W; About 580 feet south of Hoehn Rd and about 2,334 feet east of Lois Rd W in Denton County.
Purpose of Use: Municipal/Public Water System
Requested Amount of Use: 229,311,250 gallons per year
Production Capacity of Well(s): **Treemont Well No. 1:** 275 gallons/minute; **Treemont Well No. 2:** 275 gallons/minute; **Treemont Well No. 3:** 275 gallons/minute; **Treemont Well No. 4:** 275 gallons/minute; **Treemont Well No. 5:** 275 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the amendment. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

- b **Applicant:** City of Celina.; 300 W. Maple St, Celina, TX 75009
Location of Well(s): 2100 E. Sunset Blvd, Celina, TX 75009; Latitude: 33.313840°N, Longitude: 96.750310 °W; About 2,100 feet north of CR 92 and about 2,727 feet east of CR 92 in Collin County.
Purpose of Use: Irrigation/Landscape; Filling Pond(s)/Other Surface Impoundment
Requested Amount of Use: 32,390,942 gallons per year
Production Capacity of Well(s): 190 gallons/minute
Aquifer: Woodbine

General Manager Paul Sigle reviewed the permit with the Board. An In Control Construction representative provided information for the Board. Discussion was held. This permit was tabled in order to obtain additional information.

- c **Applicant:** Converge Justin, LLC; 2 Spencer Road, Suite 104, Boerne, TX 78006
Location of Well(s): 11584 FM 156 S, Justin, TX 76247; Latitude: 33.104421°N, Longitude: 97.293904°W; About 265 feet west of FM 156 and about 1,800 feet north of Timberbrook Pkwy in Denton County.
Purpose of Use: Irrigation/Landscape
Requested Amount of Use: 3,791,811 gallons per year
Production Capacity of Well(s): 70 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. The Driller provided information for the Board. Discussion was held. This permit was tabled in order to obtain additional information.

- d **Applicant:** The Parks at Wilson Creek, L.P.; 8750 N. Central Expressway, Ste 1735, Dallas, TX 75231
Location of Well(s): **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: Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment
Requested Amount of Use: 38,108,186 gallons per year
Production Capacity of Well(s): **PWC Well #1:** 196 gallons/minute; **PWC Well #2:** 192 gallons/minute
Aquifer: Trinity (Paluxy)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. The Parks at Wilson Creek, L.P representative provided information for the Board. This permit was tabled in order to obtain additional information.

- e **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: 16,197,706 gal/year
Production Capacity of Well(s): 175 gallons/minute
Aquifer: Trinity (Paluxy)

General Manager Paul Sigle reviewed the permit with the Board. An In Control Construction and Prosper ISD representative provided information for the Board. Discussion was held. This permit was tabled in order to obtain additional information.

- f. **Applicant:** Town of Prosper; 409 E First Street, Prosper, TX 75078
Location of Well: 2101 E First St., Prosper, TX 75078; Latitude: 33.238111°N, Longitude: 96.769419°W; About 587 feet west of N Coit Rd and about 533 feet south of Country Brook Ln in Collin County.
Purpose of Use: Irrigation/Landscape; Filling Pond(s)/Other Surface Impoundment
Requested Amount of Use: 28,062,983 gal/year
Production Capacity of Well(s): 175 gallons/minute
Aquifer: Woodbine

General Manager Paul Sigle reviewed the permit with the Board. An In Control Construction and Town of Prosper representative provided information for the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the permit. Board Member Dylan Cyr seconded the motion. The motion failed 3 for to 2 opposed.

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.

5. Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing meeting at 11:16 a.m.

Board Meeting

Agenda:

1. Pledge of Allegiance and Invocation

Board President Jimmy Arthur led the Pledge of Allegiance and Board Member Dylan Cyr 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 11:18 a.m.

3. Public Comment.

No Public Comment

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

Board President Jimmy Arthur asked for approval of the minutes from the September 9, 2025, meeting. Board Member Allen McDonald made a motion to approve the minutes. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-10-21-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Leon Klement made a motion to approve Resolution No. 2025-10-21-01. 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. Discussion was held.

- b. Management Plan Committee
 - 1. Receive Quarterly Report

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

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

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

7. Review and act upon approval of the District's Investment Policy.

General Manager Paul Sigle reviewed the District's Investment Policy with the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the Policy. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

8. Discussion and possible action on District's policies regarding issuing payment of invoices.

General Manager Paul Sigle reviewed the District's invoice payment policies with the Board. Discussion was held. Board Member Dylan Cyr made a motion to approve the Policy. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

9. Consider and act upon Task Order #3 with LRE Water, LLC for the District's Database Improvements Project.

General Manager Paul Sigle reviewed Task Order #3 for the District's Database Improvements Project with the Board. Discussion was held. Board Member Allen McDonald made a motion to approve the Policy. Board Member Dylan Cyr seconded the motion. Motion passed unanimously.

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

General Manager Paul Sigle reviewed Desired Future Conditions (DFCs) information. Discussion was held. No Action.

11. Consider and act upon the first amendment to the Technical Services Agreement with INTERA Incorporated for GMA 8 DFC Planning and Explanatory Report.

General Manager Paul Sigle reviewed the amendment to the Technical Services Agreement with the Board. Discussion was held. Board Member Dylan Cyr made a motion to approve the Policy. Board Member Leon Klement seconded the motion. Motion passed unanimously.

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

General Manager Paul Sigle and Kristen Fancher, Law Offices of Kristen Fancher, PLLC reviewed possible new District Rules. Discussion was held. No Action.

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

Discussion was held. No Action.

14. 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. Thirty-two wells were registered in September.

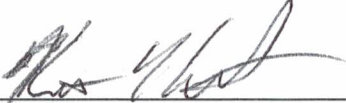
15. Open forum/discussion of new business for future meeting agendas.

Discussion was held regarding need for more Board members and a timelier appointment of new Board members.

16. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 11:57 a.m.

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Recording Secretary



Secretary-Treasurer