

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

Tuesday, April 8, 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:	Ronny Young, Allen McDonald, Leon Klement, Allen Knight, and Greg Peters
Members Absent:	Everette Newland, Robert Todd, Jimmy Arthur, and Thomas Smith
Staff:	Paul Sigle, Allen Burks, Kristi Krider, and Velma Starks
Visitors:	Kristen Fancher, Law Offices of Kristen Fancher, PLLC

Permit Hearing

Permit Hearing will begin at 10:00 a.m.

Agenda:

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

Board President Ronny Young called the Permit Hearing to order at 10:03 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 Applications of:

New Production Permits

- a. **Applicant:** BCO Turnpike Distribution Center M, LLC.; 1722 Routh St. Suite 770, Dallas, TX 75201
Location of Well: 818 Waverly Dr., Allen, TX 75013; Latitude: 33.147239°N, Longitude: 96.658800°W; About 1,440 feet east of Chelsea Blvd and about 955 feet north of Ridgeview Dr in Collin County.
Purpose of Use: Irrigation/Landscape; Filling Pond/Other Surface Impoundments
Requested Amount of Use: 40,870,000 gallons per year
Production Capacity of Wells: 190 gallons/minute

Aquifer: Trinity (Paluxy)

General Manager Paul Sigle reviewed the permit with the Board. The requested amount of Use was corrected to 37,680,000. Board Member Allen Knight made a motion to approve the permit. Board Member Greg Peters seconded the motion. The motion passed unanimously.

- b. **Applicant:** Golden Ranches 104, LLC; 5 Cowboys Way, Suite 300, Frisco, TX 75034
Location of Well: 7150 FM Rd 455, Weston, TX 75009; Latitude: 33.348580°N, Longitude: 96.688420°W; About 100 feet west of W FM 455 and about 150 feet north of W FM 455 in Collin County.
Purpose of Use: Construction through 2031; Irrigation/Landscape after 2026
Requested Amount of Use: 12,000,000 gal/year through 2026; 19,098,457 gal/year for 2026-2031; 7,098,457 gallons per year after 2031.
Production Capacity of Well(s): 199 gallons/minute
Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Greg Peters made a motion to table this permit in order to obtain additional information. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

- c. **Applicant:** Tabor Ranch 380 Development LLC; 520 Hawkins Run Rd Suite 3, Midlothian, TX 76065
Location of Well:
- **U-1:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.229964°N, Longitude: 97.294499°W; About 2,440 feet south of Hwy 380 W and about 200 feet west of George Owens Rd in Denton County.
 - **U-2:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.232696°N, Longitude: 97.298199°W; About 1,640 feet south of Hwy 380 W and about 1,470 feet west of George Owens Rd in Denton County.
- Purpose of Use:** Municipal/Public Water System
Requested Amount of Use: 27,375,000 gallons per year
Production Capacity of Well(s):
- **U-1:** 80 gallons/minute
 - **U-2:** 80 gallons/minute

Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Greg Peters made a motion to table this permit in order to obtain additional information. Board Member Leon Klement 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.
5. Adjourn or continue permit hearing.

Board President Ronny Young adjourned the permit hearing at 10:17 a.m.

Board Meeting

Agenda:

1. Pledge of Allegiance and Invocation

Board President Ronny Young led the Pledge of Allegiance and provided the invocation.

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

Board President Ronny Young called the meeting to order at 10:19 a.m.

3. Public Comment.

There were no public comments at this time.

4. Consider and act upon approval of the minutes of March 18, 2025, Board meeting.

Board President Ronny Young asked for approval of the minutes from the March 18, 2025, meeting. Board Member Allen McDonald made a motion to approve the minutes. Board Member Greg Peters seconded the motion. Motion passed unanimously.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-04-08-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Greg Peters made the motion to approve Resolution No. 2025-04-08-01. Board Member Allen Knight 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. 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.

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

General Manager Paul Sigle informed the Board that the next GMA 8 meeting will be scheduled for the May or June time frame.

8. Discussion and possible action related to 89th Texas Legislative Session and Issues.

General Manager Paul Sigle informed the Board that our bills were introduced to committees. Discussion was held.

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

No issues

10. 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 Paul Sigle informed the Board that three applications were protested. The three applicants withdrew their applications. One applicant addressed the District's concerns and the District withdrew its protest. One applicant will continue to be monitored. Two applicants were not protested.

- b. Well Registration Summary

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

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


At the May meeting, the Board President will assign a committee to select officers.

12. Adjourn public meeting

Board President Ronny Young declared the meeting adjourned at 10:30 a.m.

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Velma Starks
Recording Secretary


Secretary-Treasurer