

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

Tuesday, June 10, 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, Leon Klement, Robert Todd, Everette Newland, Greg Peters, Dylan Cyr, Les Westbrook, and Jimmy Arthur

Members Absent:

Staff: Paul Sigle, Kristi Krider, Stacy Patrick, Kenneth Elliot, Kelley Carr, and Velma Starks

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

Board Member Qualification for Office and Election of Officers

Board Member qualification for office will begin at 10:00 a.m.

1. Administer Oath of Office to new and/or reappointed Board Members.

The Oath of Office was administered by Velma Starks, Notary Public, to the following new and reappointed Board Members, Dylan Cyr, Les Westbrook, Jimmy Arthur and Leon Klement.

2. Receive signature on Oath of Office and Statement of Appointed Officer forms.

The forms were signed.

3. Act upon the Election of Officers.

The following Officers were elected:

President Jimmy Arthur, Denton County; Secretary Leon Klement, Cooke County, and Vice President, Greg Peters, Collin County. Board Member Allen McDonald made a motion to elected the officers as presented. Board Member Everette Newland seconded the motion. Motion passed unanimously.

Permit Hearing

Permit Hearing will begin upon completion of the Board Member Qualification for Office and Election of Officers .

Agenda:

- 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 10:00 a.m.
- Public Comment on the Production Permit Applications (verbal comments limited to three (3) minutes each).

No public comments.
- Review the Production Permit Applications of:

New Production Permits

- a. **Applicant:** Argyle WSC; 825 W. FM 407, Argyle, TX 76226
Location of Well:
 - **Furst Ranch Well No. 1:** Furst Ranch, Argyle, TX 76226; Latitude: 33.073467 °N, Longitude: 97.194384°W; About 1,560 feet north of Smoot Ln and about 1,940 feet east of Hwy 377 in Denton County.**Purpose of Use:** Municipal/Public Water System
Requested Amount of Use: 130,086,000 gallons per year
Production Capacity of Well(s): 450 gallons/minute
Aquifer: Trinity (Antlers)

Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Argyle WSC representative provided information for the Board. Board Member Greg Peters made a motion to approve the permit. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

- b. **Applicant:** Green Meadows Residential Master Community; 1061 N. Coleman Road, Prosper, TX 75078

Location of Wells:

- **Test Well 2E (New):** McNabb Dr./W. Punk Carter Pkwy, Celina, TX 75009; Latitude: 33.283604°N, Longitude: 96.854836°W; About 2,345 feet north of Carey Rd and about 2,940 feet east of Smiley Rd in Denton County.
- **Test Well 3W (New):** Carey Road/Smiley Road, Celina, TX 75009; Latitude: 33.278617°N, Longitude: 96.859098°W; About 510 feet north of Carey Rd and about 1,645 feet east of Smiley Rd in Denton County.
- **Well #1 (Existing):** Punk Carter Parkway, Celina, TX 75009; Latitude: 33.288328°N, Longitude: 96.842487°W; About 4,085 feet north of Carey Rd and about 1,675 feet west of County Road 6 in Denton County.

Purpose of Use: Landscape/Irrigation; Filling Pond(s)/Other Surface Impoundment

Requested Amount of Use: 141,812,444 gallons per year

Production Capacity of Well(s):

- **Test Well 2E:** 250 gallons/minute
- **Test Well 3W:** 250 gallons/minute
- **Well #1:** 175 gallons/minute

Aquifer: Trinity (Antlers)

A protest was received regarding this permit. This permit was tabled. Board Member Leon Klement made a motion to table this permit. Board Member Greg Peters seconded the motion. Motion passed.

- c. **Applicant:** Highpointe Ranch Residential Community, Inc.; 1231 Greenway Drive, Suite 800, Irving, TX 75038

Location of Wells:

- **HPR 1 (Existing):** TBD, Aubrey, TX 76227; Latitude: 33.307584°N, Longitude: 96.970780°W; About 1,300 feet south of E Blackjack Rd and about 2,150 feet east of Hwy 377 in Denton County.
- **HPR 2 (New):** TBD, Aubrey, TX 76227; Latitude: 33.307595°N, Longitude: 96.970364°W; About 1,300 feet south of E Blackjack Rd and about 2,020 feet east of Hwy 377 in Denton County.

Purpose of Use: Filling Pond(s)/Other Surface Impoundment

Requested Amount of Use: 10,463,998 gallons per year

Production Capacity of Well(s):

- **HPR 1 (Existing):** 30 gallons/minute
- **HPR 2 (New):** 32 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 approve as presented. Board Member Robert Todd seconded the motion. Board Members Leon Klement and Les Westbrook opposed. The motion passed 6 to-2.

- d. **Applicant:** Bolivar Water Supply Corporation; 4151 FM 455, Sanger, TX 76266

Location of Well:

- **Lone Oak Valley Well No. 1:** TBD, Valley View, TX 76272; Latitude: 33.435608°N, Longitude: 97.196396°W; About 240 feet south of W Lone Oak Rd and about 1,870 feet east of CR 200 in Cooke County.
- **Lone Oak Valley Well No. 5:** TBD, Valley View, TX 76272; Latitude: 33.428906°N, Longitude: 97.190780°W; About 1,335 feet north of CR 200 and about 1,335 feet west of CR 200 in Cooke County.
- **Lone Oak Valley Well No. 6:** TBD, Valley View, TX 76272; Latitude: 33.433114°N, Longitude: 97.192460°W; About 1,170 feet south of W Lone Oak Rd and about 3,060 feet east of CR 200 in Cooke County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 153,300,000 gallons per year

Production Capacity of Well(s):

- **Lone Oak Valley Well No. 1:** 231 gallons/minute
- **Lone Oak Valley Well No. 5:** 231 gallons/minute
- **Lone Oak Valley Well No. 6:** 231 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 permit. Board Member Robert Todd seconded the motion. Motion passed unanimously.

- e. **Applicant:** M/I Homes of DFW, LLC & Lennar Homes of Texas Land and Construction, Ltd.; 700 State Highway 121 BYP, Lewisville, TX 75067

Location of Well: Marilee Rd/CR 60, Celina, TX 75009; Latitude: 33.397222°N, Longitude: 96.777222°W; About 4,170 west of Preston Rd and about 1,600 feet north of Preston Lakes Cir in Collin County.

Purpose of Use: Construction/Filling a pond(s)

Requested Amount of Use:

- 22,067,500 gal/year for 2025
- 25,305,000 gal/year for 2026
- 30,487,500 gal/year for 2027
- 34,845,000 gal/year for 2028
- 38,825,000 gal/year for 2029
- 28,550,000 gal/year after 2029

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 Leon Klement made a motion to table the permit. Board Member Everette Newland seconded the motion. Board Member Dylan Cyr abstained from the vote. Motion passed.

- f. **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)

General Manager Paul Sigle reviewed the permit with the Board. Discussion was held. Board Member Robert Todd made a motion to approve the permit. Board Member Greg Peters seconded the motion. Motion failed with 4 to 4 vote.

- g. **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.
- **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
- 74,659,946 gallons per year after 2030

Production Capacity of Well(s):

- **Tract A Well 1:** 350 gallons/minute
- **Tract A Well 2:** 350gallons/minute

Aquifer: Trinity (Antlers)

- h. **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)

General Manager Paul Sigle reviewed both permit applicant g. and h. with the Board. Discussion was held. Board Member Greg Peters made a motion to partial approval permit application g and h with the following maximum amount of use:

1. Permit Application g (Track A)
 - a. 49,956,372 gallons for 2025;
 - b. 28,805,228 gallons for 2026;
 - c. 55,244,158 gallons for 2027;
 - d. 28,805,228 gallons for 2028;
 - e. 56,382,036 gallons for 2029; and
 - f. 28,805,228 gallons per year after 2029
2. Permit Application h (Track B)
 - a. 44,138,722 gallons for 2031;
 - b. 19,942,081 gallons for 2032;
 - c. 44,339,524 gallons for 2033;
 - d. 19,942,081 gallons per year for 2034 and 2035;
 - e. 28,108,029 gallons for 2036; and
 - f. 19,942,081 gallons per year after 2036

Board Member Robert Todd seconded the motion. Board Member Dylan Cyr abstained from the vote. Motion passed.

- 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.

Permits g. and h. were voted on together. All other permits were voted on individually.

- Adjourn or continue permit hearing.

Board President Jimmy Arthur adjourned the permit hearing at 10:54 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 10:55 a.m.

3. Public Comment.

Kerry Maroney, Biggs and Matthews Engineers, commended the Board on the work they are

doing.

4. Consider and act upon approval of the minutes of May 13, 2025, Board meeting.

Board President Jimmy Arthur asked for approval of the minutes from the May 13, 2025, meeting. Board Member Allen McDonald made a motion to approve the minutes. Board Member Leon Klement seconded the motion. Motion passed. Board Member Everette Newland abstained.

5. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-06-10-01.

- General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Greg Peters made the motion to approve Resolution No. 2025-06-10-01. Board Member Robert Todd 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.

7. Consider appointment of a Budget Committee.

The following were appointed as Budget Committee members: Dylan Cyr, Everette Newland and Les Westbrook.

The Board proceeded to Item 9. Item 8 will be addressed during Executive Session.

8. Consider and act upon engagement letter from Stacey V. Reese Law PLLC for legal services.

Board Member Greg Peters made a motion to accept the engagement letter from Stacey V. Reese Law PLLC for legal services. Board Member Everette Newland seconded the motion. Motion passed unanimously.

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

Board Member Greg Peters was appointed as representative. Board Member Jimmy Arthur was appointed as alternate. General Manager Paul Sigle was appointed as alternate to the alternate. Board Member Greg Peters made a motion to approve appointments. Board Member Allen McDonald seconded the motion. Motion passed.

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

- a. Presentation, discussion and possible action on development of Desired Future Conditions and Modeled Available Groundwater numbers for submission to Groundwater Management Area 8 for the current joint planning cycle.

GMA 8 meeting will be held on June 24, 2025. General Manager Paul Sigle provided background information in a presentation for the Board. Discussion was held. James Beach, Advanced Groundwater Solutions, LLC, provided an additional presentation.

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

12. Discussion and possible action related to Historic Use Permits related to plugged wells.

General Manager Paul Sigle provided background information.

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

No actions

14. Discussion and possible action on July Board Meeting.

The next meeting will be Tuesday, July 15, 2025 at 10 a.m.

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

One application is under protest and is still waiting for a response.

- b. Well Registration Summary

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

Board convened into Executive Session at 12:05 p.m.

Board reconvened into Regular Session at 12:41 p.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 12:45 p.m.

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Recording Secretary



Secretary-Treasurer