

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

Tuesday, December 9, 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, Les Westbrook, Leon Klement, Robert Todd, Everette Newland, and Jimmy Arthur

Members Absent: Dylan Cyr

Staff: Paul Sigle, Stacy Patrick, Kenneth Elliott, and Velma Starks

Visitors: Kristen Fancher, Fancher Legal, PLLC
James Beach, Advanced Groundwater Solutions

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 10:00 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:

Request for Reconsideration Received for the Following Application:

- a. **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

Request was made to reconsider the application and the applicant provided a presentation. Discussion was held. Board tabled the issue for discussion in executive session.

Permit Amendments

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 application with the Board. Board Member Allen McDonald made the motion to approve as presented and with special conditions. Board Member Les Westbrook seconded the motion. Motion passed unanimously.

c. **Applicant:** City of The Colony; 6800 Main St, The Colony, TX 75056
Location of Well(s): Tribute Water Well (New): 3985 Lebanon Road, The Colony, TX 75036; Latitude: 33.119548°N, Longitude: 96.906334°W; About 233 feet south of Lebanon Rd and about 997 feet east of Norwich in Denton County.
Purpose of Use: Municipal/Public Water System
Requested Amount of Use: 423,486,158 gal/year
Production Capacity of Well(s): Tribute Water Well (New): 2200 gallons/minute
Aquifer: Trinity (Twin Mountains)
Amendment: Addition of the new well (Tribute Water Well).
General Manager Paul Sigle reviewed the application with the Board. Board Member Everett Newland made the motion to approve as presented and with special conditions. Board Member Les Westbrook seconded the motion. Board President Jimmy Arthur abstained. The motion passed by unanimous vote of the remaining Board Members, 5-0.

d. **Applicant:** CoServ Property Holdings LLC; 7701 S. Stemmons, Corinth, TX 76210
Location of Well: W US 380, Krum, TX 76249; Latitude: 33.232679°N, Longitude: 97.284803°W; About 1,378 feet south of US Hwy 380 and about 2,580 feet east of George Owens Rd in Denton County.
Purpose of Use: Fire Suppression
Requested Amount of Use: 1,000,000 gal/year
Production Capacity of Well(s): 175 gallons/minute
Aquifer: Trinity (Antlers)
Amendment: Increase the permit amount from 100,000 gal/year to 1,000,000 gal/year.
General Manager Paul Sigle reviewed the application with the Board. Board Member Leon Klement made the motion to approve as presented and with special conditions. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

e. **Applicant:** Tellus Texas 1, LLC; 5301 Headquarters Drive, Suite 120, Plano, TX 75024
Location of Well: Celina, TX 76259; Latitude: 33.262728°N, Longitude: 96.850509°W; About 3,875 feet west of N Legacy Dr and about 2,620 feet north of Parvin Rd in Denton County.
Purpose of Use: Irrigation/Landscape; Filling of Pond or Surface Impoundment
Requested Amount of Use: 27,150,700 gallons per year
Production Capacity of Well: 185 gallons/minute
Amendment: Decrease the permit amount from 27,150,700 gal/year to 12,217,816 gal/year and

decrease the production capacity from 185 gal/minute to 67 gal/minute.

General Manager Paul Sigle reviewed this application and application j. with the Board at this time. Board Member Les Westbrook made a motion to approve the permits as presented under items e. and j. and with special conditions. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

New Production Permits

f. **Applicant:** Bolivar Water Supply Corporation; P.O. Box 1789, Sanger, TX 76266
Location of Well(s): **Clearwater Well No. 1:** TBD Krum, TX 76249; Latitude: 33.236959°N, Longitude 97.275052°W; About 193 feet north of Hwy 380 and about 4,850 feet west of Trent Rd in Denton County; **Clearwater Well No. 2:** TBD Krum, TX 76249; Latitude: 33.243253°N, Longitude: 97.281972°W; About 380 feet south of Jackson Rd and about 3,400 feet east of George Owens Rd in Denton County; **Clearwater Well No. 3:** TBD Krum, TX 76249; Latitude: 33.241820°N, Longitude: 97.275681°W; About 838 feet south of Jackson Rd and about 5,069 feet west of Trent Rd in Denton County; and **Clearwater Well No. 4:** TBD Krum, TX 76249; Latitude: 33.238167°N, Longitude: 97.269794°W; About 708 feet north of Hwy 380 and about 3,260 feet west of Trent Rd in Denton County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 191,625,000 gallons per year

Production Capacity of Well(s): **Clearwater Well No. 1:** 275 gallons/minute; **Clearwater Well No. 2:** 275 gallons/minute; **Clearwater Well No. 3:** 275 gallons/minute; and **Clearwater Well No. 4:** 275 gallons/minute

Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board. Board Member Robert Todd made a motion to approve as presented and with special conditions. Board Member Everette Newland seconded the motion. Motion passed unanimously.

g. **Applicant:** Mustang Special Utility District; 7985 FM 2931, Aubrey, TX 76227
Location of Wells: **Seven Springs Well 1:** CR 134, Celina, TX; Latitude: 33.377695°N, Longitude: -96.665930°W; About 100 feet south of CR 134 and about 4,060 feet east of Lone Star Rd. in Collin County.; and **Seven Springs Well 2:** CR 134, Celina, TX; Latitude: 33.359566°N, Longitude: 96.672706°W; About 106 feet west of CR 134 and about 1,450 feet south of CR 134 in Collin County.

Purpose of Use: Municipal/Public Water System

Requested Amount of Use: 185,339,000 gallons per year

Production Capacity of Wells: **Seven Springs Well 1:** 500 gallons/minute; and **Seven Springs Well 2:** 500 gallons/minute

Aquifer: Trinity (Antlers)

General Manager Paul Sigle reviewed the application with the Board. Board Member Robert Todd made a motion to approve as presented and with special conditions. Board Member Everette Newland seconded the motion. Motion passed unanimously.

h. **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 application with the Board. The applicant's representative provided information to the Board. Discussion was held. Board tabled the issue for discussion in executive session.

i. **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 application with the Board. The applicant's representative provided a presentation. Discussion was held. This item was tabled for discussion in executive session.

j. **Applicant:** Tellus Texas 1, LLC; 5301 Headquarters Drive, Suite 120, Plano, TX 75024
Location of Well: 4306 Script St, Celina, TX 75078; Latitude: 33.266960°N, Longitude: 96.847230°W; About 30 feet east of Script St. and about 100 feet south of Lamplights Dr. in Denton County.
Purpose of Use: Irrigation/Landscape; Filling of Pond or Surface Impoundment
Requested Amount of Use: 14,932.884 gallons per year
Production Capacity of Well: 110 gallons/minute
Aquifer: Woodbine

Action taken under item e.

k. **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; and **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: 9,881,652 gallons per year.
Production Capacity of Wells: **Lake Dallas City Park #1:** 70 gallons/minute; and **Lake Dallas City Park #2:** 70 gallons/minute
Aquifer: Woodbine

General Manager Paul Sigle reviewed the application with the Board. Lake Dallas representative provided information on the application. Discussion was held. The item was tabled for discussion

in executive session.

1. **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 application with the Board. Representative provided information to the Board. Board Member Les Westbrook made a motion to approve. Board Member Everette Newland seconded the motion. Motion passed unanimously.

Board convened into Executive Session at 10:50 a.m.
Board reconvened into Regular Session at 11:26 a.m.

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, with the exception of the following applications that were taken up by the Board after executive session:

Item a. Town of Prosper: Board Member Robert Todd made a motion to grant the Request for Reconsideration and approve the permit in the amount of 9,125,000 gallons per year at the production capacity requested by the applicant, and with special conditions. Board Member Everette Newland seconded the motion. Motion passed unanimously.

Item h. City of Celina: Board Member Allen McDonald made a motion to approve the permit in the amount of 9,125,000 gallons per year at the production capacity requested by the applicant, and with special conditions. Board Member Leon Klement seconded the motion. Motion passed unanimously.

Item i. Prosper ISD: Board Member Allen McDonald made a motion to approve the permit in the amount of 9,125,000 gallons per year at the production capacity requested by the applicant, and with special conditions. Board member Leon Klement seconded the motion. Motion passed unanimously.

Item k. City of Lake Dallas: Board Member Leon Klement made a motion to table this item to allow the applicant to provide the information requested. Board Member Everette seconded the motion. Motion passed unanimously.

5. Adjourn or continue hearing/meeting.

Board President Jimmy Arthur adjourned the Permit Hearing at 11:29 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 11:30 a.m.

3. Public Comment.

No Public Comment

4. Consider and act upon approval of the minutes of October 21, 2025, Board meeting.

Board President Jimmy Arthur asked for approval of the minutes from the October 21, 2025, meeting. Board Member Leon Klement 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. 2025-12-09-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Robert Todd made a motion to approve Resolution No. 2025-12-09-01. 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. Discussion was held.

7. Receive 2024 Annual Report

Kenneth Elliott, Groundwater Field Technician, provided the 2024 Annual Report presentation. Discussion was held.

8. Consider and act upon 2025 Administrative Services Contract with Greater Texoma Utility Authority.

General Manager Paul Sigle provided information for the Board. Board Member Allen McDonald made a motion to accept the five-year contract. Board Member Leon Klement seconded the motion. Motion passed unanimously.

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

General Manager Paul Sigle provided information for the Board. GMA 8 meeting was held in November. Next meeting is January 29, 2026.

10. Receive update on the progress of the District's Local Management Groundwater Model from Advanced Groundwater Solutions

James Beach, Advanced Groundwater Solutions, provided presentation. Discussion was held

11. Discussion and possible action on District's Rules including well and property spacing requirements.

James Beach, Advanced Groundwater Solutions, provided presentation. Discussion was held.

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

No issues

13. 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. Twenty-three wells were registered in October and fifteen wells were registered in November.

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

15. Adjourn public meeting

Board President Jimmy Arthur declared the meeting adjourned at 1:03 p.m.

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Velma Starks

Recording Secretary



Secretary-Treasurer