

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

**Tuesday, May 13, 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.

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

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**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 10:02 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:** Golden Ranches 104, LLC; 5 Cowboys Way, Suite 300, Frisco, TX 75034  
**Location of Well:** FM Rd 455, Celina, TX 75009; Latitude: 33.34946°N, Longitude: 96.69016°W; About 850 feet west of W FM 455 and about 5250 feet south of CR 134 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. Will be discussed in Executive Session.

- b. **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; 33.229476°N, Longitude: 97.294758°W; About 2,730 feet south of Hwy 380 W and about 390 feet west of George Owens Rd in Denton County.
- **U-2:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.232770°N, Longitude: 97.298249°W; About 1,600 feet south of Hwy 380 W and about 1,480 feet west of George Owens Rd in Denton County.
- **L-1:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.229459°N, Longitude: 97.294680°W; About 2,730 feet south of Hwy 380 W and about 365 feet west of George Owens Rd in Denton County.
- **L-2:** Latitude: 4696 George Owens Rd, Ponder, TX 76259; 33.232702°N, Longitude: 97.298250°W; About 1,640 feet south of Hwy 380 W and about 1,480 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:** 40 gallons/minute
- **U-2:** 40 gallons/minute
- **L-1:** 40 gallons/minute
- **L-2:** 40 gallons/minute

**Aquifer:** Trinity (Antlers)

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

- c. **Applicant:** Texas Frac LLC; PO Box 574, Green Lake, WI 54941

**Location of Well:** 14596 N FM 373, Saint Jo, TX 76265; Latitude: 33.783056°N, Longitude: 97.454722°W; About 3,830 west of FM 2382 and about 2,000 feet north of CR 416 in Cooke County.

**Purpose of Use:** Commercial/Small Business

**Requested Amount of Use:** 12,000,000 gal/year

**Production Capacity of Well(s):** 150 gallons/minute

**Aquifer:** Cross Timbers

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

Board Member Thomas Smith made a motion to approve Tabor Ranch MUD of Denton County and Texas Frac LLC permits. Board Member Allen Knight seconded the motion. Motion passed unanimously.

Board Member Thomas Smith made a motion to go into Executive Session. Board Member Allen McDonald seconded the motion. Motion passed unanimously. Board convened into Executive Session at 10:10 a.m.

Board reconvened into regular session at 10:16 a.m.

Board Member Allen Knight made a motion to table Golden Ranches 104 LLC permit. Board Member Allen McDonald 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 10:16 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 10:16 a.m.

3. Public Comment.

There were no public comments at this time.

4. Consider and act upon approval of the minutes of April 8, 2025, Board meeting.

Board President Ronny Young asked for approval of the minutes from the April 8, 2025, meeting. Board Member Allen Knight made a motion to approve the minutes. Board Member Allen McDonald seconded the motion. Motion passed unanimously.

5. Appointment of a Nominating Committee for Election of Officers.

No action was taken.

6. Consider and act upon approval of invoices and reimbursements, Resolution No. 2025-05-13-01.

General Manager Paul Sigle reviewed the liabilities with the Board. Board Member Thomas Smith made the motion to approve Resolution No. 2025-05-13-01. Board Member Robert Todd seconded the motion. Motion passed unanimously.

7. Receive reports from the following Committees\*:
  - a. Budget and Finance Committee

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Velma Starks  
Recording Secretary

  
Secretary-Treasurer