

# MINUTES

for the  
Tuesday, July 11, 2023

## Permit Hearing on Grandfathered Use Permits and REGULAR BOARD MEETING

of the

### BOARD OF DIRECTORS

of the

## NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT

#### MEETING LOCATION:

Board Room located at 1100 Circle Drive, Fort Worth, TX 76119

### Permit Hearing

The Permit Hearing will begin at 2:00 P.M. All interested parties are invited to attend.

Notice is hereby given that the Board of Directors of the Northern Trinity Groundwater Conservation District (District) will hold a Permit Hearing and may discuss, consider, and take all necessary action regarding the subject matters of the hearing, including but not limited to approving the application(s) listed below.

#### Agenda:

1. Call to order; establish a quorum; declare the meeting open to the public; introduction of Board.

President Laughlin called to order the July 11, 2023 Open Meeting for the Permit Hearings and Regular Meeting to order at 2:05 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: President Laughlin  
Vice President Cozart  
Secretary Merritt  
Director Gladbach

Board Member Absent: Director Haster

Staff Present: Corey Jones, General Manager  
Hi Newby  
Laura Schumacher

Remote via telephone: Ty Embrey, Lloyd Gosselink - Attorney for the District  
James Muela, Lloyd Gosselink - Attorney for the District

2. Review the Grandfathered Use Permit Application(s) of:

**Applicant:** Saint Francis Village

**Location of Well System:** 4070 St. Francis Rd, Crowley, TX 76036

**Well 1-N-2019-0122-** Latitude: 32.609850°N Longitude: -97.454156°W

**Well 2-N-2019-0124-** Latitude: 32.614445°N Longitude: -97.455834° W

**Well 3-N-2019-0125-** Latitude: 32.615556°N Longitude: -97.457223°W

**Well 4-N-2019-0126-** Latitude: 32.617222°N Longitude: -97.455001° W

**Purpose of Use:** PWS

**Requested Amended Annual System Production:** 32,000,000 gallons

**Production Capacity of Wells:** <70 GPM each

**Aquifer:** Paluxy

President Laughlin requested Corey Jones, General Manager, to introduce the Grandfathered Use Permit for Saint Francis Village.

GM told the Board that the well system has 4 active Paluxy wells.

Clem Wrzesinski and Kayla Nguyen were present, representing Saint Francis Village. The Board and St. Francis Village representatives discussed past usage and the system's history.

Mr. Wrzesinski told the Board the Village sits on 88 acres of land, of which a portion is irrigated and has residential building sites.

President Laughlin called for a Board motion.

Vice President Cozart made the motion to grant the permit request of 32,000,000 gpy.

Secretary Merritt seconded the motion.

President Laughlin called for a Board vote. Unanimous vote to grant the permit request.

*(The Board heard the Grandfathered Use Permit Application for Fuel City Haltom City after Ridglea County Club Grandfathered Use Permits)*

**Applicant:** Fuel City Haltom City

**Location of Well System:** 1715 Haltom Rd, Haltom City, TX 76117

**Well 1-N-2016-1676 -** Latitude: 32.783278°N Longitude: -97.274889°W

**Well 2-N-2016-1677-** Latitude: 32.782806°N Longitude: -97.275194° W

**Purpose of Use:** Commercial- Car Wash

**Requested Annual System Production:** 10,100,000 gallons

**Production Capacity of Wells:** 60 GPM/per well

**Aquifer:** Paluxy

General Manager Jones introduced the Grandfathered Use Permit for Fuel City Haltom City.

The Board discussed the requested permit usage, and President Laughlin called for a Board motion.

Vice President Cozart made the motion to grant Fuel City Haltom City the highest reported annual usage during the Grandfathered Use Period which was 5,975,843 gallons reported in 2018.

Secretary Merritt seconded the motion.

President Laughlin called for a Board vote. Unanimous vote to grant Fuel City Haltom City 5,975,843 gpy.

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*(The Board of Directors heard Ridglea Country Club Grandfathered Use Permit Applications after the St. Francis Village Permit and before the Grandfathered Use Permit Application hearing for Fuel City Haltom City.)*

**Applicant:** Ridglea Country Club- South Course

**Location of Well System:** 3901 Ridglea Country Club Dr, Fort Worth, TX 76116

**Well 1-N-2016-0805** - Latitude: 32.693472°N Longitude: -97.430139°W

**Well 2-N-2016-0991**- Latitude: 32.691500°N Longitude: -97.432222° W

**Well 3-N-2016-0993**- Latitude: 32.694361°N Longitude: -97.430361° W

**Purpose of Use:** Irrigation- Golf Course

**Requested Annual System Production:** 28,907,633 gallons

**Production Capacity of Wells:** <39 GPM each

**Aquifer:** Paluxy

GM Jones introduced the Grandfathered Use Permit for Ridglea Country Club-South Course. The South Course System consists of 3 wells.

Duane Jenssen and Adrian Morris, representatives for Ridglea Country Club, were present. The Board and Ridglea representatives discussed both courses' water sources and the irrigation/distribution system. The turf is irrigated to a point using moisture meters and the ponds have float valves installed.

President Laughlin called for a Board motion.

Director Gladbach made the motion to grant the Grandfathered Use Permit South Course request of 28,907,633 gallons.

Vice President Cozart seconded the motion.

President Laughlin called for a Board vote. Unanimous vote to grant the permit request.

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*(The Board of Directors heard Ridglea Country Club Grandfathered Use Permit Applications after the St. Francis Village Permit and before the Grandfathered Use Permit Application hearing for Fuel City Haltom City.)*

**Applicant:** Ridglea Country Club- North Course



**Location of Well:** 3700 Bernie Anderson Ave, Fort Worth, TX 76116  
**Well-** N-2017-050 - Latitude: 32.720000°N Longitude: -97.417817°W  
**Purpose of Use:** Irrigation- Golf Course  
**Requested Annual Production:** 15,346,081 gallons  
**Production Capacity of Well:** 74 GPM  
**Aquifer:** Paluxy

GM Jones introduced the Ridglea Country Club-North Course well. He suggested Ridglea CC provide the North Course well as a monitoring well.

President Laughlin called for a Board motion.

Director Gladbach made the motion to grant the Grandfathered Use Permit North Course request of 15,346,081 gallons, with Ridglea providing a mutually agreed monitoring well for the District.

President Laughlin seconded the motion.

President Laughlin called for a Board vote. Unanimous vote to grant the permit request

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3. Public Comment on the Grandfathered Use Permit Application(s).

Public comment was taken during the hearing for each Grandfathered Use Permit Application(s).

4. Consider and act upon the Grandfathered Use Permit Application(s), including the designation of parties and/or granting or denying the Grandfathered Use Permit Application(s) in whole or in part, as applicable.

Board voted on each Grandfathered Use Permit Application(s) following applicant's hearing.

5. Adjourn or continue Permit hearing.

President Laughlin adjourned the Permit hearing at 2:54 P.M.

## **Regular Board Meeting**

The Regular Board Meeting will begin upon the adjournment of the above noticed Permit Hearing.

All interested parties are invited to attend.

The Board may consider, discuss, and take action, including expending funds, on any of the following agenda items:

### **AGENDA:**

1. Call to order, establish a quorum, and declare meeting open to the public.

President Laughlin called to order the July 11, 2023 Regular Board Meeting at 2:54 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: President Laughlin  
Vice President Cozart  
Secretary Merritt  
Director Gladbach

Board Member Absent: Director Haster

Staff Present: Corey Jones, General Manager  
Hi Newby  
Laura Schumacher

Remote via telephone: Ty Embrey, Lloyd Gosselink - Attorney for the District  
James Muela, Lloyd Gosselink - Attorney for the District

2. Public Comment.

No public comment.

3. **Consent Agenda:** Each of these items is recommended by the Staff, and approval thereof will be strictly on the basis of the Staff's recommendations. Approval for the Consent Agenda authorizes the General Manager or his designee to implement each item in accordance with the Staff recommendations. The Consent Agenda will be approved as a block. Any Board member that has questions regarding any item on the Consent Agenda may have the item pulled and considered as a regular item on the agenda. Any items so pulled for separate discussion will be considered as the first items following approval of the Consent Agenda.
- A. Approval of minutes from the Board meeting on May 23, 2023.
  - B. Approval of Current Budget Performance - Operating and Investment account statements.
  - C. Payment of bills/invoices received.
  - D. Reimburse the General Manager, Field Tech, and/or Office Manager for invoices/bills paid on behalf of the District.

President Laughlin called for a Board motion after the presentation of the Consent Agenda.

Vice President Cozart made the motion to accept the Consent Agenda as presented.

Director Gladbach seconded the motion.

President Laughlin called for a Board vote. Vote was unanimous to accept the Consent Agenda as presented.

4. Any items from Consent Agenda that were pulled for further discussion.

No items were pulled from the Consent Agenda for further discussion.

5. Board will consider and possibly act upon Operating Budget for January 1 through December 31, 2024

President Laughlin asked General Manager Jones to discuss the District's Operating Budget and District Fees for January 1 through December 31, 2024.

General Manager Jones presented the 2024 Budget to the Board of Directors. The Board discussed the budget items and the water use fees.

President Laughlin called for additional questions. The Board had none.

President Laughlin called for a motion to Adopt Resolution # 023-002.

- Adopt Resolution #023-002 (Adopting 2024 Water Use Fee Rate)

Secretary Merritt made the motion to adopt Resolution #023-002 with the water use fee remaining at 15.5 cents per thousand gallons of groundwater.

Vice President Cozart seconded the motion.

President Laughlin called for a Board vote. Vote was unanimous to Adopt Resolution # 023-002 (Adopting Water Use Fee Rate) at 15.5 cents per thousand gallons of groundwater.

- Adopt Resolution #023-003 (Adopting 2024 Operating Budget)

President Laughlin called for Board motion to adopt Resolution #023-003.

Vice President Cozart made the motion to adopt Resolution # 023-003 (Adopting 2024 Operating Budget).

Director Gladbach seconded the motion.

President Laughlin called for a Board vote. Vote was unanimous to adopt Resolution # 023-004 (Adopting 2024 Operating Budget).

#### 6. Finance Committee brief on Committee's activities

President Laughlin called for a report on the Finance Committee's activities.

GM Jones gave a brief report of the activities and the committee training session.

#### 7. Consider and possibly act on regulatory matters associated with Samantha Springs, LP

President Laughlin called the Board into Executive Session at 3:00 P.M. in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated for consultation concerning attorney-client matters (§551.071).

President Laughlin closed the Executive Session at 3:33 P.M. and reconvened the Regular Board Meeting at 3:33 P.M.

After the Board discussed the regulatory matters associated with Samantha Springs, L.P. and reached consensus on the path forward, President Laughlin directed legal counsel to address the outstanding items related to the proposed settlement agreement, including the monitoring well and confidentiality issues.



8. Summary of the 88th Legislative Session affecting groundwater by Ty Embrey

Ty Embrey, Attorney with Lloyd Gosselink, briefed the Board on the 88<sup>th</sup> Legislature's activities relating to groundwater.

Attorney Embrey discussed changes to Chapter 36 that will require the adoption of amended rules.

President Laughlin exited the meeting at 3:40 P.M. due a previous appointment.

Vice President Cozart assumed the role of meeting chair.

9. G M Report

- GMA 8 Update
- Management Plan Update
- Grandfathered Permit Notice Sent
- District note on City of Eules Website

Vice President Cozart asked the GM to give his report.

General Manager updated the Board on District activities including the items listed above.

No action was taken.

10. Board Reports

The Board reviewed the Board Reports.

No action taken.

11. Other Business / Setting of next meeting

No other Board business.

The Board tentatively set the next meeting for September 21, 2023. At 2:00 P.M.

12. Adjourn.

Vice President Cozart called for the meeting to adjourn at 3:52 P.M.

PASSED, APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS this

21<sup>st</sup> day of September 2023.

Attest: \_\_\_\_\_, Secretary of NTGCD Board