

# MINUTES

for the  
3:00 P.M. Tuesday, October 19, 2021

## PERMIT HEARING on OPERATING PERMIT and OPERATING PERMIT RENEWAL AMENDMENT REQUEST

and  
Regular Board Meeting  
of the  
**BOARD OF DIRECTORS**  
for  
**NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT**

**IN-PERSON MEETING LOCATION:**  
Board Room located at 1100 Circle Drive, Fort Worth, TX 76119

## PERMIT HEARING on OPERATING PERMIT and OPERATING PERMIT RENEWAL AMENDMENT REQUEST

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 the meeting to order at 3:02 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present:     President Laughlin  
  Vice President Cozart  
  Secretary Merritt

Board Member attending remotely / non-voting : Director Petterson

Board Member absent:        Director Haster

Staff Present:                 Corey Jones  
  Laura Schumacher

Members of the Public Present: Bill Gilcrease

Ed Kopal  
Bob Patterson

Attorney for the District attending remotely: (joined the meeting at 3:05 P.M.) Ty Embrey

2. Review the Operating Permit Application(s) of:

**Applicant:** Lifestyle Christianity Church

**Location of Well:** 7200 Denton Hwy Watauga, Texas 76148

**Latitude:** 32.8755727° N **Longitude:** -97.2599345° W

**District Registration Number:** N-2021-0201

**Purpose of Use:** Irrigation Water

**Requested Amount of Use Annually:** 4,000,000 gallons

**Production Capacity of Well:** 50 gallons per minute

President Laughlin called for GM Jones to introduce the Operating Permit for Lifestyle Christianity Church.

The water usage is for irrigation of sports fields and surrounding grounds pumped directly into the irrigation system, not from a storage pond. The well will be in the Trinity formation. There are not many wells in the area.

3. Public Comment on the Operating Permit Application(s).

Bill Gilcrease, the representative for the church, spoke to the Board about the church's plan to be conservative with the water.

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

President Laughlin called for a motion to approve or deny the operating permit.

Vice President Cozart made the motion to approve the Operating Permit for Lifestyle Christian Church. Secretary Merritt seconded the motion for approval of the Operating Permit.

President Laughlin called for a Board vote. The motion was approved unanimously.

5. Review the Operating Permit Renewal Amendment Request of:

**Applicant:** Creekside Land Company, Ltd.

**Location of Well:** 2653 Park Grove Loop

**Latitude:** 32.931944° N **Longitude:** -97.190361° W

**District Registration Number:** N-2019-0285

**Purpose of Use:** Irrigation Water / Pond

**Permitted Amount of Use Annually:** 5,545,800 gallons

**Requested Amount of Use Annually Increase to:** 7,986,400 (2,440,600 increase gallons)

**Production Capacity of Well:** 39 gallons per minute

**Production Capacity of Well Increase:** 39 gallons per minute – no change

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President Laughlin asked the GM to introduce the Operating Permit Renewal Amendment for Creekside Land Company, Ltd.

GM Jones explained that the Operating Permit for Creekside was due for renewal, and Creekside Land Company is asking for an increase in production for pond filling and irrigation. The tanks are lined and have a float system installed. The increase in pumpage will be achieved by increased pumping time and not increasing GPM. This well is pumping from the Trinity aquifer.

6. Public Comment on the Amended Renewal Permit Application(s).

Board President asked Ed Kopal, the representative for Creekside, to respond to the request for an added pumping amount. After reviewing the amount pumped from the new well, the determination was made that the initially requested amount would be less than required to maintain the area designated to irrigate from the well.

President Laughlin confirmed in conversation with Mr. Kopal that the area being irrigated is +/- 50 acres of open space in addition to the filling of ponds.

President Laughlin requested the GM be aware of watering schedules and groundwater utilization. The Board would like the users to be mindful of the amount of water used for irrigation and use only the amount necessary to maintain the space.

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

President Laughlin called for a motion to approve or deny the Amended Operating Permit for Creekside Land Company, Ltd.

Secretary Merritt made the motion to approve the Amended Operating Permit for Creekside Land Company, Ltd. Vice President Cozart seconded the motion to approve.

President Laughlin called for a Board vote. The motion was approved unanimously.

8. Adjourn or continue permit hearing.

President Laughlin adjourned the Permit Hearing at 3:10 P.M.



## Regular Board Meeting

The Regular Board Meeting will begin upon adjournment of the above noticed Public 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 the meeting to order at 3:10 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: President Laughlin  
Vice President Cozart  
Secretary Merritt

Board Member attending remotely / non-voting: Director Petterson

Board Member absent: Director Haster

Staff Present: Corey Jones  
Laura Schumacher

Members of the Public Present: Bob Patterson

Attorney for the District attending remotely: Ty Embrey

2. Public Comment.

There was 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 Board meeting on September 21, 2021.
  - B. Approval of Current Budget Performance - Operating and Investment account statements.
  - C. Payment of bills/invoices received.
  - D. Reimburse General Manager, Field Tech, and/or Office Manager for invoices/bills paid on behalf of the District.



President Laughlin asked if any Board Member wanted to pull an item from the Consent Agenda for further discussion. No items were requested for further discussion.

Vice President Cozart made the motion to approve the Consent Agenda.

Secretary Merritt seconded the motion. The motion passed by unanimous vote.

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

No items were pulled for further discussion.

5. Presentation to former General Manager Bob Patterson

President Laughlin thanked Mr. Patterson for attending the meeting to accept his recognition of service. A Plaque and Resolution # 21-005 was presented to Mr. Patterson.

Vice President Cozart requested a picture be posted on the website of the Board with former General Manager, Mr. Patterson.

VP Cozart made the motion to pass Resolution # 21-005 to honor Bob Patterson on the occasion of his retirement. Secretary Merritt seconded the motion.

President Laughlin called for a vote. The vote was unanimous.

President Laughlin called for an Executive Session at 3:22 P.M. for deliberation on *personnel matters* (§551.074).

President Laughlin called for the Executive Session to close at 3:37 P.M. No action was taken.

President Laughlin called for the Regular Board meeting to be open at 3:37 P.M.

6. G M Report

President Laughlin requested the GM to give his report to the Board.

GM Jones informed the Board of the upcoming GMA 8 meeting on November 4<sup>th</sup> that was rescheduled from the canceled July 20<sup>th</sup>, 2021 meeting to complete the DFC and Explanatory Report submittal to TWDB for review. If TWDB deems the submitted information administratively complete, GMA 8 will receive a notice, and at that point, NTGCD will hold an open meeting to adopt the approved DFCs. The approved DFCs would be the information used for the available groundwater model.

Update for completed tasks performed by Temporary Employee. Database input for Water Production Report all of 2019 and 2020, and 2021. Semi-Annual 1 has been started. This information is valuable for water usage reports. Additionally, letters to exempt well owners with basic information, including the district registration number, are being mailed. The letters include

information from the Texas Well Owners network. She has also completed the Exception to Spacing filings with Tarrant County.

GM updated the Board with the progress for the database improvements. The completion is running a little behind the originally projected completion dates.

GM Jones notified the Board the staff is looking at several Rule changes to be reviewed in early to middle 2022.

GM updated the Board on the search for a Field Tech.

The GM is collaborating with the Attorney on non-reporting Golf Courses.

GM reported to the Board he is trying to make the existing office space work for the staff.

The investment training required of the General Manager will be completed this week.

President Laughlin asked the GM for details on the GMA 8 and DFC action dates.

January 5, 2022 the DFCs are presented to TWDB.

When the DFCs come back to GMA 8 there is a 120-day petition period.

#### 7. Board Reports

No action was taken.

#### 8. Other Business / Setting of next meeting

President Laughlin recapped Region C's activities for the staff and Board emphasizing the larger public water suppliers projected action for moving from groundwater to surface water due to aging infrastructure and growing population. At that point, does the District consolidate with another District, or what does the District do when the income does not support the District expenses.

President Laughlin requested the staff to present a 5-year rolling budget and for the District to consider the actions of the largest water users. He asked for a business continuity plan projecting 5-years plus.

Vice President Cozart requested a review of the Personnel Policy.

Board set the next meeting for December 9, 2021 at 2:00 PM.

#### 9. Adjourn.

President Laughlin adjourned the meeting at 4:04 PM.

PASSED, APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS this

26th day of January 2022.

Attest: , Secretary of NTGCD Board