

MINUTES

for the

Wednesday, December 11, 2024

PERMIT HEARING ON GRANDFATHERED USE PERMITS and OPERATING PERMITS,

and

REGULAR BOARD MEETING

for

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 PM. 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 the Board.

Vice President Cozart called to order the December 11, 2024, Open Meeting for the Permit Hearings and Regular Board Meeting at 2:02 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: Vice President Cozart
Secretary Merritt
Director Gladbach

Board Member Absent: President Laughlin
Director Haster

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

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

Members of the Public attending the meeting introduced themselves as requested by VP Cozart.

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

VP Cozart asked GM Jones to introduce the Grandfathered Use Permit Application. Each Application will be introduced individually.

Applicant: Seville Water Supply Corporation

Location of Well System: 9627 Lechner, Fort Worth, TX 76179

Well 1- N-2016-0947 - Latitude: 32.899167° N Longitude: -97.470278° W

Well 2- N-2016-1025 - Latitude: 32.899028° N Longitude: -97.470278° W

Purpose of Use: PWS

Requested Annual System Production: 4,645,824 gallons

Capacity (GPM): Well 1- 22 Well 2- 29

Aquifer: Well 1- Paluxy Well 2- Paluxy

Representative Sam Nelson, Treasurer for Seville WSC, was present at the meeting.

GM Jones introduced Seville WSC and recommended 3,817,131 gpy, the amount of water produced in 2017 as the highest production reported during the Grandfathered Use Period. The recommendation is less than requested.

Secretary Merritt asked the GM what additional alternative is available to Seville WSC.

GM Jones recommended an Operating Permit for additional gallons to supplement the Grandfathered Use Permit if needed.

VP Cozart called for a Board motion.

Secretary Merritt made the motion to approve the GM recommendation for 3,817,131 gpy for the Seville Water Supply Corporation, including Well System Wells # N-2016-0947 and N-2016-1025. Director Gladbach seconded the motion.

VP Cozart called for additional discussion. No additional discussion. He called for a Board vote.

The Board vote was unanimous to approve the motion for Seville Water Supply Corporation.

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Applicant: City of Arlington- Texas Rangers GC

Location of Well: 700 Brown Blvd, Arlington, TX 76011

N-2016-1111 - Latitude: 32.777742° N Longitude: -97.101535° W

Purpose of Use: Irrigation and Pond

Requested Annual Production: 35,000,000 gallons

Capacity (GPM): 125

Aquifer: Paluxy

GM Jones recommended 33,148,000 produced in 2014 as the highest production reported during the Grandfathered Use Period for the City of Arlington-Texas Rangers GC.

VP Cozart called for a Board discussion. There was no discussion.

VP Cozart called for a Board Motion.

Director Gladbach made the motion to approve the GM recommendation for 33,148,000 gpy for the City of Arlington-Texas Rangers GC for Well # N-2016-1111. Secretary Merritt seconded the motion.

VP Cozart called for additional discussion. No additional discussion. He called for a Board vote.

The Board vote was unanimous to approve the motion for the City of Arlington-Texas Rangers GC.

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Applicant: City of Arlington- Meadowbrook GC

Location of Well: 1300 E Dougan, Arlington, TX 76010

N-2016-1000 - Latitude: 32.731180° N Longitude: -97.090804° W

Purpose of Use: Irrigation and Pond

Requested Annual Production: 8,500,000 gallons

Capacity (GPM): 125

Aquifer: Paluxy

GM recommended 8,500,000 produced in 2015 as the highest production reported during the Grandfathered Use Period.

VP Cozart called for a Board motion.

Secretary Merritt made the motion to approve the GM recommendation for 8,500,000 gpy for the City of Arlington-Meadowbrook GC for Well # N-2016-1000. Director Gladbach seconded the motion.

VP Cozart called for additional discussion. No additional discussion. He called for a Board vote.

The Board vote was unanimous to approve the motion for the City of Arlington-Meadowbrook GC.

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Applicant: Crest Water (James Dyche)

Location of Well System: Within CCN# 12037

Well 1- N-2016-1445 - Latitude: 32.585209° N Longitude: -97.501594° W

Well 2- N-2016-1446 - Latitude: 32.585054° N Longitude: -97.498237° W

Purpose of Use: PWS

Requested Annual System Production: 11,455,000 gallons

Capacity (GPM): Well 1- 45 Well 2- 32

Aquifer: Well 1- Paluxy Well 2- Paluxy

The Grandfathered Use Permit Application for Crest Water was tabled because Vice President Cozart, a customer of Crest Water, cannot vote. Since the Vice President cannot vote on this matter, the District's requirement for three voting board members cannot be satisfied.

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Applicant: The City of Everman

Location of Well System: Within CCN #10074

Well 1- N-2016-1123 - Latitude: 32.624028° N Longitude: -97.272333° W

Well 2- N-2016-1124 - Latitude: 32.635028° N Longitude: -97.265972° W

Well 3- N-2016-1125 - Latitude: 32.631667° N Longitude: -97.286250° W

Well 4- N-2016-1126 - Latitude: 32.631583° N Longitude: -97.286611° W

Well 5- N-2016-1127 - Latitude: 32.619778° N Longitude: -97.290806° W

Well 6- N-2016-1128 - Latitude: 32.619750° N Longitude: -97.290694° W

Well 7- N-2016-1171 - Latitude: 32.624167° N Longitude: -97.272361° W

Purpose of Use: PWS

Requested Annual System Production: 215,318,000

Capacity (GPM): Well 1- 220 Well 2- 65 Well 3- 85 Well 4- 160 Well 5- 216 Well 6- 160 Well 7- 216

Aquifer: Well 1- TM Well 2- Paluxy Well 3- Paluxy Well 4- TM Well 5- TM Well 6- Paluxy Well 7- Paluxy

GM Jones introduced the application for the City of Everman, which consists of a well system comprised of seven (7) wells and used as a Public Water System. GM recommended approval of 215,318,000 gallons per year as requested by the City of Everman.

VP Cozart called for any questions or discussion. There was none.

Director Gladbach made the motion to approve the GM recommendation for 215,318,000 gpy for the City of Everman for Well System well #s N-2016-1123; N-2016-1124; N-2016-1125; N-2016-1126; N-2016-1127; N-2016-1128; and N-2016-1171. Secretary Merritt seconded the motion.

The Board vote was unanimous to approve the motion for the City of Everman well system.

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

Public comment was taken during the presentation of each Grandfathered Use Permit Application.

- 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 action was taken during the presentation of each Grandfathered Use Permit Application.

- Review the Operating Permit Application(s) of:

Applicant: Big Horn Travel Center, LLC

Location of Well: 1301 Markum Ranch Rd, Fort Worth, TX 76126

N-2019-0046 - Latitude: 32.691250° N Longitude: -97.518556° W

Purpose of Use: PWS

Requested Annual Production: Additional 1,950,757 gallons (GUP Approval=2,304,663)

Capacity (GPM): 20

Aquifer: Paluxy

GM Jones introduced the Operating Permit Application for Big Horn Travel Center to supplement previously approved Grandfathered Use Permit # 160 for 2,304,663 gpy.

GM recommended approval of the Operating Permit Application request of 1,950,757 gpy.

VP Cozart called for any questions or discussion. Director Gladbach asked about the cause for the request of additional water. Mr. Kostiha, a representative for Big Horn Travel Center, explained the increase in traffic and business at the Travel Center.

VP Cozart called for a Board motion.

Secretary Merritt made the motion to approve the Big Horn Travel Center Operating Permit Application for Well # N-2019-0046 for 1,950,757 gpy. Director Gladbach seconded the motion.

The Board vote was unanimous to approve the motion for the Big Horn Travel Center Operating Permit.

Applicant: FMR Texas, Ltd./Fidelity

Location of Well: Two Destiny Way, Westlake, TX 76262

N-2018-0053 - Latitude: 32.985717° N Longitude: -97.189367° W

Purpose of Use: Pond and Irrigation

Requested Annual Production: Additional 12,779,035 gallons (GUP Approval=13,780,965)

Capacity (GPM): 350

Aquifer: Twin Mountains

GM Jones introduced the Operating Permit Application for FMR Texas, Ltd / Fidelity to supplement previously approved Grandfatherd Use Permit # 77 for 13,780,965 gpy.

GM Jones recommended approval of the Operating Permit Application request of 12,779,035 gpy.

VP Cozart called for any questions or discussion.

VP Cozart called for a Board motion.

Director Gladbach made the motion to approve the FMR Texas, Ltd Operating Permit Application for Well # N-2018-0053 for 12,779,035 gpy. Secretary Merritt seconded the motion.

The Board vote was unanimous to approve the motion for the Big Horn Travel Center Operating Permit.

Applicant: Hart Arlington TX, LLC

Location of Well System: 2500 E. Arbrook Blvd., Arlington, TX 76013

Well 1- N-2017-058 - Latitude: 32.681222° N Longitude: -97.070000° W

Well 2- N-2017-059 - Latitude: 32.680944° N Longitude: -97.068278° W

Purpose of Use: Pond and Irrigation

Requested Annual System Production: 40,000,000 gallons

Capacity (GPM): Well 1- 200

Well 2- 160

Aquifer: Well 1- Twin Mountains

Well 2- Paluxy

GM Jones introduced the Operating Permit Application for Hart Arlington TX, LLC. well system comprised of two (2) wells.

GM Jones recommended approval of the Operating Permit Application for 34 million gpy based on campus size.

Hart Arlington, TX representative Rudi Reinecke spoke to the Board about the 8-acre lake's evaporation rates.

VP Cozart called for any questions or discussion.

VP Cozart called for a Board motion.

Director Gladbach made the motion to approve the Hart Arlington, TX Operating Permit Application for the Well System, including well #s N-2017-058 and N-2017-059 for 34,000,000 gpy as recommended by the GM. Secretary Merritt seconded the motion.

The Board vote was unanimous to approve the motion for the Hart Arlington, TX, LLC Operating Permit well system.

Applicant: The City of Richland Hills

Location of Well System: Within CCN #10068

Well 1- N-2016-1176 - Latitude: 32.804401° N Longitude: -97.230079° W

Well 2- N-2016-1177 - Latitude: 32.807524° N Longitude: -97.238167° W

Well 3- N-2016-1178 - Latitude: 32.807524° N Longitude: -97.238167° W

Well 4- N-2016-1179 - Latitude: 32.821348° N Longitude: -97.226631° W

Well 5- N-2016-1180 - Latitude: 32.821348° N Longitude: -97.226631° W

Purpose of Use: PWS

Requested Annual System Production: 41,780,400 gallons (GUP Approval=88,219,600)

Capacity (GPM): Well 1- 95 Well 2- 90 Well 3- 195 Well 4- 195 Well 5- 95

Aquifer: Well 1- Paluxy Well 2- Paluxy Well 3- TM Well 4- TM Well 5- Paluxy

GM Jones introduced the Operating Permit Application for The City of Richland Hills well system comprised of five (5) wells used for a Public Water System.

GM Jones recommended approval of the Operating Permit Application for the requested amount of 41,780,400 gpy to be used in conjunction with Grandfathered Use Permit # 177.

VP Cozart called for any questions or discussion.

VP Cozart called for a Board motion.

Secretary Merritt made the motion to approve the City of Richland Hills Operating Permit Application for Well System, including well #s N-2016-1176, N-2016-1177, N-2016-1178, N-2016-1179 and N-2016-1180 for 41,780,400 gpy. Director Gladbach seconded the motion.

The Board vote was unanimous to approve the motion for The City of Richland Hills Operating Permit well system.

Applicant: Milestone Church (Permit 41 Amendment)

Location of Well: 201 Mount Gilead, Keller, TX 76248

N-2021-0048 - Latitude: 32.957611° N Longitude: -97.247917° W

Purpose of Use: Irrigation

Requested Annual Production: 11,000,000 gallons through 2024; 6,460,000 gallons after 2024

Capacity (GPM): 55

Aquifer: Paluxy

GM Jones introduced Milestone Church Operating Permit # 41 Amendment. The requested 11,000,000 gallons of groundwater are requested for the year 2024 only. Beginning in 2025, the permitted amount would be reduced to 6,460,000 gpy. GM recommended the amendment for 11,000,000 gpy for 2024.

Garret Craig, a representative for Milestone Church, spoke to the Board about details for the additional water usage being used for the development of church property.

VP Cozart called for any questions or discussion.

VP Cozart called for a Board motion.

Director Gladbach made the motion to approve the Milestone Church Operating Permit Amendment for Well N-2021-0048 for 11,000,000 gpy for 2024 only, with a subsequent reduction to 6,460,000 gpy beginning in 2025. Secretary Merritt seconded the motion.

The Board vote was unanimous to approve the motion for The City of Richland Hills Operating Permit well system.

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Applicant: The City of North Richland Hills- System A

Location of Well System: 6200 Skylark Circle, North Richland Hills, TX 76180

Well 1- N-2016-1188 - Latitude: 32.833414° N Longitude: -97.251753° W

Well 2- N-2016-1192 - Latitude: 32.835122° N Longitude: -97.249353° W

Purpose of Use: Irrigation and Pond

Requested Annual System Production: 30,373,564 gallons (GUP Approval=13,626,436)

Capacity (GPM): Well 1- 200 Well 2- 200

Aquifer: Well 1- Paluxy Well 2- Paluxy

GM Jones introduced the Operating Permit application for the City of North Richland Hills-System A. The City is seeking an additional 30,373,564 gallons to be used in conjunction with their Grandfathered Use Permit # 169, approved for 13,626,436 gallons. GM Jones recommended the requested gallons on the Operating Permit Application.

VP Cozart called for any questions or discussion. There was none.

VP Cozart called for a Board motion.

Secretary Merritt made the motion to approve The City of North Richland Hills System-A for Well #s N-2016-1188 and N-2016-1192 for 30,373,564 gpy. Director Cozart seconded the motion.

The Board vote was unanimous to approve the motion for The City of Richland Hills Operating Permit well system.

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

Public Comment was taken during the presentation of the Operating Permits and Operating Permit Amendment.

No additional comments.

7. 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.

Board action was taken during the presentation of each Operating Permit Application and Operating Permit Amendment.

8. Adjourn or continue Permit hearing.

VP Cozart adjourned the meeting at 2:47 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 the meeting open to the public.

Vice President Cozart called to order the December 11, 2024, Regular Board Meeting at 2:47 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: Vice President Cozart
Secretary Merritt
Director Gladbach

Board Member Absent: President Laughlin
Director Haster

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

Remote via telephone: Ty Embrey, 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 who 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 August 14, 2024.
- B. Approval of minutes from the Board meeting on October 17, 2024.
- C. Approval of Current Budget Performance - Operating and Investment account statements.
- D. Payment of bills/invoices received.
- E. Reimburse the General Manager, Field Tech, and/or Office Manager for invoices/bills paid on behalf of the District.

Consent Agenda Item 3.A. was tabled for presentation at the next meeting due to quorum composition.

Consent Agenda Items 3.B, C, & D. were presented to the Board for consideration.

Vice President Cozart called for Board discussion on the Consent Agenda. No discussion.

VP Cozart called for a motion to approve the Consent Agenda as presented.

Secretary Merritt made the motion to approve the Consent Agenda as presented, excluding Item 3.A. to be considered at a subsequent meeting. Director Gladbach seconded the motion. Board vote was unanimous for approval of the Consent Agenda, excluding Item 3.A., as presented.

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

Item 3.A., the Minutes from August 14, 2024, were pulled because the Board Members' absence from the August 14, 2024, Board of Directors meeting created a non-quorum for voting at the present meeting. VP Cozart and Director Haster were absent from the August 14, 2024 BOD meeting.

August 14, 2024, Board of Directors minutes will be presented at the next meeting for approval.

5. Discuss, Consider, and act upon Resolution 24-003, adopting a Policy for Preventing the Use of Prohibited Technology and Covered Applications.

GM Jones presented the Policy for Preventing the Use of Prohibited Technology and Covered Applications.

GM Jones and Attorney Embrey discussed the policy and noted that it is largely a direct copy of the model policy issued by the Texas Department of Information Resources, with few changes aimed at making the language more GCD-focused. The policy must be reviewed every three years.

VP Cozart asked for Board questions. No questions.

Director Gladbach made the motion to accept Resolution #024-003. Secretary Merritt seconded the motion. Board vote was unanimous.

6. Discuss, consider, and act upon matters pertaining to GMA 8, including but not limited to Funding for the development of Desired Future Conditions and Explanatory Report and authorizing the District Representative to GMA 8 to execute the proposed Interlocal Agreement on behalf of the District.

GM Jones presented the proposed GMA 8 Interlocal Agreement for the development of Desired Future Conditions and Explanatory Report. GM Jones requested authorization to execute the Agreement on behalf of the District with funding not to exceed \$25,000.00, which is 1/8th the total project cost, consistent with cost-sharing for the model development approved in 2023. GM Jones noted that the District's actual funding share will likely be lower than the proposed 1/8th, as additional Districts are expected to

contribute to the development costs. Partial contributions will likely come from Saratoga GCD, Southern Trinity GCD, and Post Oak Savannah GCD, which would lower the 1/8th share.

Attorney Embrey noted he would like the board to allow him to work with the GMA 8 administrative District on a limited number of non-substantive term clarifications. Attorney Embrey requested that the board approve the Agreement in substantially the same form and allow him to work with North Texas GCD as the Administrative District on the minor changes.

VP Cozart asked for any further discussion. No discussion.

Secretary Merritt made the motion to approve the execution of the proposed Interlocal Agreement in substantially the same form by the District Representative and for the Northern Trinity GCDs funding portion not to exceed \$25,000.00.

Director Gladbach seconded the motion. Board vote was unanimous.

7. Legislative update related to the 89th Texas Legislative Session- Ty Embrey

Attorney Embrey provided a brief overview of the upcoming legislative session, including the schedule and anticipated bills related to groundwater. Legislative funding is expected to focus on new water sources, including brackish groundwater, seawater desalination, produced water, and water from Arkansas.

Director Gladbach inquired whether the water from Arkansas was in the planning stage or still a concept. Attorney Embrey stated that, at this point, it remains a conceptual new water source.

8. Discuss, consider, and possible action on a potential Interlocal Agreement with Tarrant County related to Title 30 of the Texas Administrative Code, Chapter 230.

GM Jones noted that the District has not received a redline version of the proposed ILA from Tarrant County.

No Board action.

9. Consider and possibly act on District employee performance reviews and related matters.

Vice President Cozart 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 personnel matters (§551.074).

Vice President Cozart closed the Executive Session at 3:24 P.M. and reconvened the Regular Board Meeting at 3:24 P.M.

Secretary Merritt made the motion to approve staff discretionary bonuses of \$2,750.00 for Laura, \$2,750.00 for Hi, and \$2,000.00 for Corey. Director Gladbach seconded the motion. Board vote was unanimous

Director Gladbach made the motion to approve a 6.8071% increase in GM Jones' salary for 2025. Secretary Merritt seconded the motion. Board vote was unanimous

10. G M Report

GM Jones opened his report with an update on Wade Oliver, informing the Board that Wade has left Intera and has accepted a position with Worley. Director Gladbach asked who would be replacing Wade and managing his work with the District. GM Jones explained that Wade's responsibilities will be handled by John Ellis and Neil Deeds, both of whom have extensive experience with GCDs and are currently working on the GMA 8 model update.

- Monitor Well Analysis- Scope of Work

GM Jones informed the Board that the monitor well analysis Scope of Work, to be conducted by Intera, will be presented at the next meeting. This project was initiated with Wade Oliver before his departure. While the District has received the Scope of Work, it has not yet been reviewed by District staff.

- Water Conservation with Texas Agriculture Matters

GM Jones discussed his meeting and taping of Texas Agriculture Matters with Commissioner Sid Miller. Topics discussed on the show covered the NTGCD, water conservation technologies, and the need to plug abandoned or deteriorated wells.

11. Board Reports

GM Jones noted the District will begin receiving water production reports for the second half of 2024 in January. Those WPRs are due by January 31st, 2025.

Hi Newby discussed new well numbers and noted that he is noticing more wells being drilled for new construction and domestic irrigation due to water rates in some areas of the county.

No Board action.

12. Other Business / Setting of next meeting

The date of the next Board meeting will be determined through a poll emailed to the Board of Directors. GM Jones will survey multiple dates in late February and early March.

13. Adjourn.

VP Cozart moved to adjourn the meeting at 3:48 P.M. Secretary Merritt seconded the motion.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF DIRECTORS this

4th day of March 2025.

Attest:



_____, Secretary of NTGCD Board