

# MINUTES

for the

Wednesday, November 19, 2025

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

## Regular Board Meeting

All interested parties are invited to attend.

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

## 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 November 19, 2025, Open Meeting for the Permit Hearings and Regular Board Meeting at 2:00 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: Vice President Cozart  
Secretary Merritt  
Director Konen  
Director Haster  
Director Hamilton

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

In Person: John Ellis, Intera Inc.

Remote: Ty Embrey, Lloyd Gosselink Rochelle & Townsend, P.C. – Attorney for the District

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

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

**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:** Additional 1,500,000 gallons

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

**Aquifer:** Well 1- Paluxy Well 2- Paluxy

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No representative from Seville WSC attended the meeting.

VP Cozart requested GM Jones to introduce the Seville WSC Permit Application.

In addition to the requested Operating Permit, Seville WSC has a Grandfathered Use Permit System approved for 3,817,131 gpy. Requesting an additional 1,500,000 gallons to increase the system to 5,317,131 gpy.

VP Cozart called for Board discussion. After extensive Board discussion, Secretary Merritt made the motion to continue the Public Hearing for the Operating Permit Application until a later date when a representative can be available to respond to Board questions. Director Haster seconded the motion. The Board voted unanimously to continue the Public Hearing for Seville WSC's request for an Operating Permit Application.

**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

★ **New Well- Well 5-** N-2025-0123- Latitude: 32.614014° N Longitude: -97.451245° W

**Purpose of Use:** PWS

**Requested Amended Annual System Production:** No additional gallons beyond GUP #84

**Production Capacity of Wells:** Well 1- 60 Well 2- 50 Well 3- 55 Well 4- 69 ★Well 5- 63

**Aquifer:** Well 1- Paluxy Well 2- Paluxy Well 3- Paluxy Well 4- Paluxy ★Well 5- Paluxy

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Director Hamilton recused himself from any action on this Agenda Item due to a business connection to the well's design firm.

Clem Wrzesinki, Alan Alpar, Nancy Lundie, and Bryan Erwin (driller) were present to represent Saint Francis Village.

GM Jones presented the new well application for addition to the well system. Saint Francis Village is not requesting additional capacity.

VP Cozart called for any Board questions. No questions. He called for a motion. Director Konen made the motion to approve the Saint Francis Village application to drill a new well to be added to the system with no additional annual withdrawal than approved on Grandfathered Use Permit #84.

Secretary Merritt seconded the motion.

VP Cozart called for additional discussion. Hearing none. VP called for a Board vote. The motion passed by a vote of 4-0, with Director Hamilton abstaining.

**Applicant:** The City of Fort Worth

**Location of Well:** 2525 East Rosedale St, Fort Worth, TX 76105

Latitude: 32.736374° N Longitude: -97.295589° W

**Purpose of Use:** Pond and Irrigation

**Requested Annual Production:** 2,438,162

**Capacity (GPM):** 30

**Aquifer:** Twin Mountains

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The hearing on the City of Fort Worth's Operating Permit was postponed to a future Board meeting, to be scheduled following satisfaction of all notice requirements.

**Applicant:** City of Pelican Bay (Request: Authorization for additional production from the system)

**Location of Well System:** CCN service area- Pelican Bay, TX 76020

**Well 1-** N-2016-1366 - Latitude: 32.919754° N Longitude: -97.520609° W

**Well 2-** N-2016-1365 - Latitude: 32.912234° N Longitude: -97.519547° W

**Well 3-** N-2016-1355 - Latitude: 32.912294° N Longitude: -97.518852° W

**Well 4-** N-2016-1364 - Latitude: 32.912210° N Longitude: -97.519472° W

**Well 5-** N-2016-1357 - Latitude: 32.923943° N Longitude: -97.515724° W

**Well 6-** N-2016-1363 - Latitude: 32.930213° N Longitude: -97.522639° W

**Well 7-** N-2016-1362 - Latitude: 32.924282° N Longitude: -97.515737° W

**Well 8-** N-2018-1361 - Latitude: 32.923685° N Longitude: -97.515409° W

**Well 9-** N-2016-1360 - Latitude: 32.923872° N Longitude: -97.516075° W

**Well 10-** N-2016-1359 - Latitude: 32.930408° N Longitude: -97.522736° W

**Well 11-** N-2016-1358 - Latitude: 32.921210° N Longitude: -97.521839° W

**Well 12-** N-2016-1356 - Latitude: 32.930410° N Longitude: -97.522638° W

**Well 13-** N-2016-1354 - Latitude: 32.912291° N Longitude: -97.519351° W

**Well 14-** N-2016-1353 - Latitude: 32.924341° N Longitude: -97.515942° W

**Well 15-** N-2018-0560 - Latitude: 32.924200° N Longitude: -97.522039° W

**Well 16-** N-2018-0561 - Latitude: 32.922408° N Longitude: -97.522036° W

**Purpose of Use:** PWS

**Requested Annual System Production:** Additional 6,000,000 gallons (totaling 49,378,100 gallons annually)

**Capacity (GPM):** Well 1-30 Well 2-10 Well 3-15 Well 4-12 Well 5-9 Well 6-6 Well 7-13 Well 8-7

Well 9-7 Well 10-14 Well 11-25 Well 12-38 Well 13-35 Well 14-25 Well 15-28 16-28

**Aquifer:** Antlers

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The hearing on the City of Pelican Bay's Operating Permit was postponed to a future Board meeting, to be scheduled following satisfaction of all notice requirements.

**Applicant:** Independence Water, L.P.

**Location of Well:** 2451 Westlake Parkway, Westlake, TX 76247

Latitude: 32.99062704° N Longitude: -97.20499627° W

**Purpose of Use:** Pond and Irrigation  
**Requested Annual Production:** 157,680,000  
**Capacity (GPM):** 300  
**Aquifer:** Twin Mountains

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Directors Hamilton and Konen recused themselves from deliberation and voting on this agenda item due to a conflict of interest with the permit applicant, Independence Water, LP.

A quorum of the remaining Board members was present.

GM Jones presented the Operating Permit submitted by Independence Water, LP.

Members of the remaining quorum requested clarification regarding water use and applicable TCEQ permitting requirements for makeup water. Director Hamilton, while remaining recused from deliberation and voting, responded to the clarification request by providing factual information regarding TCEQ requirements.

John Ellis, the District's hydrogeologic consultant, presented the findings of the hydrogeologic report review and discussed the simulated impacts of the request using water level data collected by District staff from nearby wells screened in the same aquifer layer.

VP Cozart asked whether there was any additional discussion. Hearing none, VP Cozart called for a motion.

Director Haster made a motion to approve the permit application as presented. Secretary Merritt seconded the motion.

VP called for a Board vote. The motion passed by a vote of 3–0, with Directors Hamilton and Konen abstaining.

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

Public Comment was taken during the presentation of the Operating Permit Applications.

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.

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

5. Adjourn or continue Permit hearing.

VP Cozart adjourned the Permit Hearing at 2:46 P.M.

## **Public Hearing on Amendments to District Rules**

The previously noticed Public Hearing on Amendments to District Rules will begin upon the adjournment of the above-noticed Permit Hearing.

### **AGENDA:**

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

Vice President Cozart called to order the November 19, 2025, Open Meeting for the Public Hearing on Amendments to District Rules at 2:46 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: Vice President Cozart  
Secretary Merritt  
Director Konen  
Director Haster  
Director Hamilton

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

In Person: John Ellis, Intera Inc.

Remote: Ty Embrey, Lloyd Gosselink Rochelle & Townsend, P.C. – Attorney for the District

2. Public hearing on Proposed Amendments to District Rules. The proposed amendments to the District Rules would amend the District Rules relating to permit application considerations, civil penalties established in Section 36.102, Management Plan and Management Plan update timeframes, and the use of groundwater transportation fees.

The General Manager introduced the proposed amendments to the District's Rules, noting that the revisions reflect legislative changes enacted during the current legislative session. The General Manager stated that the majority of the proposed updates are minor in nature.

The proposed amendments address permit application considerations (pages 33–34), civil penalties established under Section 36.102 (page 49), Management Plan content and update schedules (page 50), and the use of groundwater transportation fees (page 68).

Ty Embrey, legal counsel for the District, further discussed the proposed changes related to Management Plan content, including provisions addressing the achievement of and compliance with Desired Future Conditions (DFCs).

VP Cozart called for further discussion. There was none.

3. Receive public comments on Proposed Amendments to District Rules. Any person who desires to appear at the hearing and present comment or other information on the proposed Amendments to District Rules may do so in person, by counsel, or both. Comments may be presented verbally or in written form. Limits may be placed on the amount of time that each person is allowed to present verbal comments. The hearing posted in this notice may be recessed from day to day or continued where appropriate.

VP Cozart called for public comment. GM Jones reported that no public comments were received.

4. Discuss, consider, and/or act on Proposed Amendments to District Rules. Changes may be made to the proposed District Rules based upon comments received or made at the hearing, and the rules may be adopted with or without such changes without further notice or hearing.

VP Cozart called for discussion on the proposed amendments to the District's Rules. Hearing none, VP Cozart called for a motion.

Director Konen made a motion to adopt the proposed amendments to the District's Rules as presented. Secretary Merritt seconded the motion.

VP Cozart called for any further discussion. There was none.

VP Cozart called for a Board vote. The Board voted unanimously to adopt the proposed amendments to the District's Rules as presented.

5. Adjourn, recess, or continue rulemaking public hearing.

VP Cozart adjourned the Public Hearing on Amendments to District Rules at 2:54 P.M.

## **Regular Board Meeting**

The Regular Board Meeting will begin upon the adjournment of the previously noticed Public hearing on Amendments to District Rules. 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 November 19, 2025, Regular Board Meeting at 2:54 P.M. A quorum was established, and the meeting was opened to the public.

Board Members present: Vice President Cozart  
Secretary Merritt  
Director Konen  
Director Haster  
Director Hamilton

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

In Person: John Ellis, Intera Inc.

Remote: Ty Embrey, Lloyd Gosselink Rochelle & Townsend, P.C. – 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 of 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 September 24, 2025.
- 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.

The General Manager presented the Consent Agenda and advised the Board of a correction to the September 24, 2025, meeting minutes to correct the spelling of Director Hamilton's first name.

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

VP Cozart called for a motion to approve the Consent Agenda with the correction of Director Hamilton's first name.

Secretary Merritt made the motion to approve the Consent Agenda with the corrected misspelling. Director Haster seconded the motion. Board vote was unanimous for approval of the Consent Agenda.

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

No items were pulled for further discussion.

5. Discuss, consider, and take action regarding the election of officers.

GM Jones outlined the District's Bylaws related to the election of officers, including the positions of President, Vice President, and Secretary. The Board discussed the duties and requirements of each officer position.

VP Cozart and Secretary Merritt stated their willingness to continue serving in their respective roles. Director Konen stated his willingness to serve as President.

Director Haster nominated Director Konen for the position of President.

VP Cozart called for any further discussion. There was none.

Director Haster made a motion to elect Director Konen as President and to retain VP Cozart and Secretary Merritt in their respective roles. The motion was seconded by Director Hamilton. The motion passed unanimously.

Following the vote, the chair of the meeting transitioned from VP Cozart to President Konen.

6. Discuss, consider, and possible action regarding compliance, enforcement measures, and penalties for violations of District Rules.

No action.

7. Receive Quarterly Investment Report.

General Manager Jones presented the Investment Report for the quarterly Investment Report ending September 30, 2025.

8. Consider and act upon Resolution of Appreciation for William Gladbach.

GM Jones presented the proposed Resolution of Appreciation for William Gladbach.

VP Cozart moved to approve the Resolution of Appreciation for William Gladbach. Secretary Merritt seconded the motion.

President Konen called for a Board vote. The motion passed unanimously.

9. Consider and act upon Resolution of Appreciation for Russell Laughlin.

GM Jones presented the proposed Resolution of Appreciation for Russell Laughlin.

President Konen advised the Board of a correction to the initial in for L. Russell Laughlin in the Resolution Presented.

VP Cozart moved to approve the Resolution of Appreciation as amended for L. Russell Laughlin. Secretary Merritt seconded the motion.

President Konen called for a Board vote. The motion passed unanimously.

10. Update and possible action regarding matters pertaining to GMA 8.

GM Jones provided an update regarding Groundwater Management Area 8 (GMA 8), including the status and progress of the groundwater model runs.

John Ellis presented additional information related to GMA 8, including MAGs, DFCs, and progress in the joint planning process.

No action was taken.

11. Discuss, consider, and possible action regarding a Professional Services Agreement for public education and communication.

District staff presented information regarding the evaluation of professional services options to strengthen the District's public education and communication efforts. Staff discussed a proposed Professional Services Agreement with Julia Stanford to enhance printed and digital materials used in District operations. The proposed scope of services includes website content updates, quarterly newsletters, email communications, outreach materials, and printed content to support the goals outlined in the District's Management Plan.

President Konen called for a motion. VP Cozart made a motion to approve, which was seconded by Director Hamilton. Hearing no further discussion, the Board voted unanimously to approve the motion.

12. Discussion regarding potential rule changes.

GM Jones discussed potential future amendments to the District's Rules and plans to coordinate with the current Rules Committee, composed of President Konen and Director Hamilton, to begin preliminary discussions on potential rule changes for future consideration by the Board.

The Board discussed the matter.

No action was taken.

Following this item, VP Cozart departed the meeting, and a quorum of the remaining Board members was present for the remainder of the meeting.

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

GM Jones introduced the agenda item.

President Konen convened an executive session at 4:07 p.m.

The Board reconvened in open session at 4:14 p.m. No action was taken during the executive session.

President Konen called for a motion regarding the General Manager's compensation. Secretary Merritt made a motion to approve a five percent (5%) salary increase for the General Manager, effective in 2026. The motion was seconded by Director Haster.

President Konen called for additional discussion. There was none. The motion passed unanimously.

President Konen then called for a motion regarding discretionary bonuses. President Konen made a motion to approve discretionary bonuses in the following amounts: Laura – \$3,000; Hi – \$3,000; and the General Manager – \$2,000. The motion was seconded by Secretary Merritt.

President Konen called for additional discussion. There was none. President Konen called for a vote. The motion passed unanimously.

#### 14. G M Report

GM Jones reported that the District has received multiple operating permit requests seeking additional authorized groundwater production amounts beyond their existing Grandfathered Use Permits prior to year-end. The General Manager stated that he will reach out to those applicants to ensure permit applications are submitted before the end of the year.

The General Manager also reported that several RV parks are proposed near Nine-Mile Bridge Road. The Board briefly discussed the matter. GM Jones noted District staff is working with those applicants to ensure compliance with District Rules.

#### 15. Board Reports

No action.

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

GM Jones received a correspondence from the Timarron Homeowners Association regarding a request to the Board. The correspondence was received prior to the meeting; however, it was not received in time to be included on the current meeting agenda. The correspondence will be presented to the Board for consideration and potential action at the next Board meeting.

The Board discussed potential future meeting dates. GM Jones will poll Board members to determine a date for the next meeting.

No action was taken.

#### 17. Adjourn.

President Konen adjourned the meeting at 5:02 P.M.

PASSED, APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS this

\_\_\_\_ 12th \_\_\_\_ day of \_\_\_\_ February \_\_\_\_ 2026.

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

111925.NTGCD MINUTES