



**NOTICE OF HEARINGS AND MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LONE STAR GROUNDWATER CONSERVATION DISTRICT  
To be held on Tuesday, August 9, 2022  
Lone Star GCD – James B. "Jim" Wesley Board Room  
655 Conroe Park North Drive  
Conroe, Texas 77303**

**NOTICE OF PUBLIC HEARING ON  
PERMIT AND PERMIT AMENDMENT APPLICATIONS**

**TUESDAY, AUGUST 9, 2022, AT 6:00 P.M.**

***Held In Person with the option for Public Comment  
Remotely by Publicly Accessible Videoconference  
(The videoconference opens at 5:45 P.M.)***

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Any Public Comments or Requests to Contest and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:
  - i. SP Utility Co., Inc (Cypresswood Subdivision), for a proposed well to be drilled at 20414 Sanders Rd, Magnolia, not to exceed 30 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);
  - ii. Hidden Arbor RV Park, for a proposed well to be drilled at 1927 Goodson Loop, Magnolia, not to exceed 3 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);
  - iii. Porter Special Utility District, for a proposed amendment to OP03-0006, increase of 327.274 mg annually, 18000 Copeland Lane, Porter, Public Supply (PWS) and Commercial use;
  - iv. Deer Trail Water District LLC (Lexington Heights), for 2 proposed wells to be drilled at approx.1200 ft south from 11767 FM 1097, Lot 10, Block 6, Sect. 1, (Lat. 30/25/15 Long. 95/31/58), (Lat. 30/25/15 Long. 95/31/58), Willis, not to exceed 9.25 mg annually, Public Supply (PWS) and Irrigation use, (Driller of record: Ballard Water Well);



- v. City of Magnolia, for a proposed amendment to OP-04041601, well to be drilled at .30 miles south of FM 1488 and 045 miles west of FM 149, Magnolia, (Lat.30/13/26 Long. 95/41/53), in aggregate, with a permitted allocation of 134.733 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: To be determined);
  - vi. MSEC Enterprises (Montgomery Trace WS/Crown Oaks), for a proposed amendment to OP02-0011, well to be drilled at 95 ft south of the southern end of Dancing Feather St., Montgomery, (Lat. 30/21/52 Long. 95/39/45), in aggregate, with a permitted allocation of 512.4114 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Weisinger, Inc.);
  - vii. Quadvest, LP. 1 (Lake Windcrest WS), for a proposed amendment to OP03-0025, well to be drilled at 9701 FM 1488, Magnolia, in aggregate, with a permitted allocation of 211.541 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Johnston Water Wells); and
  - viii. Ranchcrest Water System, for a proposed amendment to OP-05112901, well to be drilled at 24063 Wilde Dr., Magnolia, increase of 10 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Johnston Water Wells).
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
- i. SP Utility Co., Inc (Cypresswood Subdivision), for a proposed well to be drilled at 20414 Sanders Rd, Magnolia, not to exceed 30 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);
  - ii. Hidden Arbor RV Park, for a proposed well to be drilled at 1927 Goodson Loop, Magnolia, not to exceed 3 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);
  - iii. Porter Special Utility District, for a proposed amendment to OP03-0006, increase of 327.274 mg annually, 18000 Copeland Lane, Porter, Public Supply (PWS) and Commercial use;
  - iv. Deer Trail Water District LLC (Lexington Heights), for 2 proposed wells to be drilled at approx.1200 ft south from 11767 FM 1097, Lot 10, Block 6, Sect. 1, (Lat. 30/25/15 Long. 95/31/58), (Lat. 30/25/15 Long. 95/31/58), Willis, not to exceed 9.25 mg annually, Public Supply (PWS) and Irrigation use, (Driller of record: Ballard Water Well);
  - v. City of Magnolia, for a proposed amendment to OP-04041601, well to be drilled at .30 miles south of FM 1488 and 045 miles west of FM 149, Magnolia, (Lat.30/13/26 Long. 95/41/53), in aggregate, with a permitted allocation of 134.733 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: To be determined);



- vi. MSEC Enterprises (Montgomery Trace WS/Crown Oaks), for a proposed amendment to OP02-0011, well to be drilled at 95 ft south of the southern end of Dancing Feather St., Montgomery, (Lat. 30/21/52 Long. 95/39/45), in aggregate, with a permitted allocation of 512.4114 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Weisinger, Inc.);
- vii. Quadvest, LP. 1 (Lake Windcrest WS), for a proposed amendment to OP03-0025, well to be drilled at 9701 FM 1488, Magnolia, in aggregate, with a permitted allocation of 211.541 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Johnston Water Wells); and
- viii. Ranchcrest Water System, for a proposed amendment to OP-05112901, well to be drilled at 24063 Wilde Dr., Magnolia, increase of 10 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Johnston Water Wells).

6. Adjourn or continue permit hearing in whole or in part.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.



**NOTICE OF PUBLIC MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LONE STAR GROUNDWATER CONSERVATION DISTRICT  
(AVISO DE AUDIENCIA PÚBLICA  
DEL CONSEJO DE ADMINISTRACIÓN DE LA  
DISTRITO DE CONSERVACIÓN DE AGUAS SUBTERRÁNEAS LONE STAR)**

**NOTICE OF MEETING  
(AVISO DE REUNIÓN)**

**MEETING TO CALL FOR THE NOVEMBER 8, 2022, GENERAL AND  
SPECIAL ELECTION OF DIRECTORS  
(REUNIÓN PARA CONVOCAR LA ELECCIÓN GENERAL Y ESPECIAL DE  
DIRECTORES DEL 8 DE NOVIEMBRE DE 2022)**

**TUESDAY, AUGUST 9, 2022, AT 6:00 P.M.  
(MARTES, 9 DE AGOSTO DE 2022, A LAS 6:00 P.M.)**

1. **Call to Order and Declare Meeting Open to the Public.** (Llamada al orden y declaración de reunión abierta al público.)
2. **Roll Call.** (Llamada de rol.)
3. **Discuss, consider and adopt Resolution Calling November 8, 2022, General and Special Election of Directors - Order of Election.** (Discutir, considerar y adoptar resolución llamando 08 de noviembre de 2022, elección general y especial de directores – orden de elección.)
4. **Discuss, consider and take action as necessary to authorize Election Services Agreement with Montgomery County to hold November 8, 2022 Joint Election and authorize General Manager to execute.** (Discutir, considerar y tome medidas según sea necesario para autorizar el Acuerdo de Servicios Electorales con el Condado de Montgomery para llevar a cabo Elecciones Conjuntas el 8 de noviembre de 2022 y autorice al Gerente General a ejecutar.)
5. **Discuss, consider, and take action as necessary to authorize Joint Election Agreement with Montgomery County and all participating entities and authorize General Manager to execute.** (Discutir, considerar y tomar medidas según sea necesario para autorizar el Acuerdo de elección conjunta con el Condado de Montgomery y todas las entidades participantes y autorizar al Gerente General a ejecutar.)
6. **Adjourn Meeting.** (Clausura de la reunión.)



***NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS***

**TUESDAY, AUGUST 9, 2022, AT 6:00 P.M.  
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)**

***Held In Person with the option for Public Comment  
Remotely by Publicly Accessible Videoconference  
(The videoconference opens at 5:45 P.M.)***

The Board of Directors may discuss, consider, and take action, including expenditure of funds, on any item or subject matter posted in this agenda.

1. Call to Order and Declare Regular Meeting Open to the Public
2. Roll Call
3. Public Comment on any agenda item or any other matter (Public comment is limited to a maximum of 3 minutes per speaker); *See Comment Card for Other Guidelines and Procedures*
4. Executive Session - The Board will recess for a closed Executive Session pursuant to Texas Government Code and section §551.071, to consult with the District's attorney regarding pending or contemplated litigation, settlement offers; or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the board meetings or hearings posted for today.

No action will be taken in Executive Session.

5. Re-convene in Open Session.
6. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
  - a) July 12, 2022, Public Hearing on Permit Applications
  - b) July 12, 2022, Regular Board of Directors Meeting
7. Committee Reports:
  - A. Budget & Finance Committee – Jonathan Prykryl, Chair
    - 1) Brief the Board on the Committee's activities since the last regular Board meeting
    - 2) Review of unaudited financials for the month of July 2022 – Samantha Stried Reiter



- B. Communications Committee – Jim Spigener, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- C. DFC & Technical Committee – Stuart Traylor, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- D. Legislative Committee – Jim Spigener, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- E. Rules, Bylaws & Policies Committee – Larry Rogers, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- 8. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Samantha Stried Reiter and/or District’s technical consultant(s).
  - a. Discussion, consideration, and possible action to approve Subsidence Study Phase 3 Scope of Work
- 9. Groundwater Management Area 14 – update the board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Samantha Reiter and/or District’s technical consultant(s).
  - a. Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14.
  - b. Discussion regarding DFCs to be adopted.
- 10. General Manager’s Report – The General Manager will brief the Board on pertinent operational and management issues that the District, its employees, or consultants have encountered since the last regular Board meeting. – Samantha Stried Reiter
- 11. General Counsel’s Report – The District's legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel's activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations, and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or



pending litigation involving the District; developments in groundwater case law and submission of legal briefs; election matters, legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

12. New Business.

13. Adjourn.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

*These public hearings and meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting or hearing, please contact the Lone Star GCD at 936/494-3436 at least 24 hours in advance of the meeting.*

At any time during one of the above meetings or hearings and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Lone Star Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action during an open meeting.

### **Certification**

I, the undersigned authority, do hereby certify that on August 4, 2022, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

/s/ Samantha Stried Reiter

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Samantha Stried Reiter, General Manager  
Lone Star Groundwater Conservation District