



**NOTICE OF HEARINGS AND MEETINGS  
OF THE BOARD OF DIRECTORS OF THE  
LONE STAR GROUNDWATER CONSERVATION DISTRICT**

*To be held on Tuesday, February 14, 2023  
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, FEBRUARY 14, 2023, 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. WMC Steel, LLC, for a proposed amendment to OP-19072404-CHEV, increase of 0.908 mg annually, 18490 Main St, Conroe, Industrial and Commercial use;
  - ii. Magnolia Events Property LLC, for a proposed amendment to OP17052501-CHEV, increase of 0.4 mg annually, 32745 Dobbins-Huffsmith Rd, Magnolia, Commercial and Irrigation use;
  - iii. Addison Woods, LLC, for a proposed amendment to OP-19072403-CHEV, increase of 0.945200 mg annually, 1245 Pruitt Rd., Spring, Commercial use;
  - iv. Melvin Brad & Margo T. Chapin, for a proposed amendment to OP-07021202-CHEV, 8547 SH 242, Conroe, change in water use type from Industrial use to Commercial use;
  - v. T & W Water Services (Harbor Side) dba Blue Topaz Utilities, for a proposed amendment to OP-07092803-JSPR, increase of 2 mg annually, 18824 Harborside Blvd, Montgomery, Public Supply (PWS) and Commercial use;
  - vi. T & W Water Services (Hidden Springs Ranch) dba Blue Topaz Utilities, for a proposed amendment to OP-07092809-JSPR, increase of 9 mg annually, 36 Hidden Springs Ranch Rd., Willis, Public Supply (PWS) use;
  - vii. Montgomery County Mud #119, for a proposed amendment to OP07022301-CHEV, increase of 70 mg annually, hydrogeological report submitted with application, 3003 1/5 Waterbend Cove Birnham Woods, Spring, Public Supply (PWS) and Commercial use;
  - viii. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed



amendment to OP-07092802-JSPR, well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 119.122 mg annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells);

- ix. Aqua Texas, Inc. (Greenfield Forest), for a proposed amendment to OP03-0040-JSPR, Well Registration number 2015102704, 5422 ½ Tory Ann Drive, Magnolia, change in location of water use, Public Supply (PWS) use;
- x. Aqua Texas, Inc. (Westwood 1&2/Old Egypt) for proposed amendment to HUP023-CHEV, Well #2004072845 at 7010 Charred Pines, Magnolia, Well #2004072846 at 6515 Old FM 1488 Rd., Magnolia, with an allocation of 38.645 mg and OP-05072103-CHEV, Well #2022122701 at 329 Gotland Russ Ln, Spring and Well #2007013003 at FM 2978 @ FM 1488 Old Egypt, Magnolia, Lat 30/13/8, Long 95/32/59 with an allocation of 236.555 mg, to aggregate existing permits Aqua Texas, Inc. (Greenfield Forest), OP03-0040-CHEV, Well #1030371 at Greenfield Forest Water Plant, Magnolia, Lat 30/13/8, Long 95/32/59 with an allocation of 53.955 mg, and existing aggregate permit Aqua Texas, Inc. Bear Branch, HUP003-CHEV with a current allocation of 3.459 mg, Public Supply (PWS) use; for a total aggregate permitted allocation of 332.614 mg, and
- xi. Aqua Texas, Inc. (Westwood 1&2/Old Egypt) for proposed amendments to HUP023-JSPR, no wells currently registered/permitted, with an allocation of -0- gallons and Aqua Texas, Inc. (Westwood 1@2/Old Egypt)-OP-05072103-JSPR, no wells currently registered/permitted, with an allocation of -0- gallons to aggregate existing permit Aqua Texas, Inc. (Greenfield Forest) OP03-0040-JSPR Well #2015102704 at 5422 ½ Tory Ann Drive, Magnolia with a current allocation of 53.955 mg, Public Supply (PWS) use; for a total aggregate permitted allocation of 53.955 mg.

5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:

- i. WMC Steel, LLC, for a proposed amendment to OP-19072404-CHEV, increase of 0.908 mg annually, 18490 Main St, Conroe, Industrial and Commercial use;
- ii. Magnolia Events Property LLC, for a proposed amendment to OP17052501-CHEV, increase of 0.4 mg annually, 32745 Dobbins-Huffsmith Rd, Magnolia, Commercial and Irrigation use;
- iii. Addison Woods, LLC, for a proposed amendment to OP-19072403-CHEV, increase of 0.945200 mg annually, 1245 Pruitt Rd., Spring, Commercial use;
- iv. Melvin Brad & Margo T. Chapin, for a proposed amendment to OP-07021202-CHEV, 8547 SH 242, Conroe, change in water use type from Industrial use to Commercial use;
- v. T & W Water Services (Harbor Side) dba Blue Topaz Utilities, for a proposed amendment to OP-07092803-JSPR, increase of 2 mg annually, 18824 Harborside Blvd, Montgomery, Public Supply (PWS) and Commercial use;
- vi. T & W Water Services (Hidden Springs Ranch) dba Blue Topaz Utilities, for a proposed amendment to OP-07092809-JSPR, increase of 9 mg annually, 36 Hidden Springs Ranch Rd., Willis, Public Supply (PWS) use;
- vii. Montgomery County Mud #119, for a proposed amendment to OP07022301-CHEV, increase of 70 mg annually, hydrogeological report submitted with application, 3003 1/5 Waterbend Cove Birnham Woods, Spring, Public Supply (PWS) and Commercial use;
- viii. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed amendment to OP-07092802-JSPR, well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 119.122 mg annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells);
- ix. Aqua Texas, Inc. (Greenfield Forest), for a proposed amendment to OP03-0040-JSPR, Well Registration number 2015102704, 5422 ½ Tory Ann Drive, Magnolia, change in location of water use, Public Supply (PWS) use;



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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.

*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 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 February 9, 2023, 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



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

**TUESDAY, FEBRUARY 14, 2023, 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, 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) January 10, 2023, Hearing on Permits
  - b) January 10, 2023, Regular 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 January 2023 – Samantha Stried Reiter



- B. External Affairs Committee – Jim Spigener, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  - 2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD
  
- C. DFC & Technical Committee – Stuart Traylor, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  
- D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
  
- 8. Presentation to receive and take action to proclaim March 6-12, 2023, as “National Groundwater Awareness Week” in Montgomery County, State of Texas. Resolution #23-001.
  
- 9. 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).
  
- 10. 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.
  
- 11. 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
  
- 12. 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, permitting 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; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.



13. New Business.

14. Adjourn.

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/s/ Samantha Stried Reiter

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Samantha Stried Reiter, General Manager  
Lone Star Groundwater Conservation District