



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

***To be held on Tuesday, April 11, 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, APRIL 11, 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

**DOC# 23-0542
POSTED
04/06/2023 11:36AM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS**

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. Montgomery County MUD #15, for a proposed amendment to OP-08091101-CHEV, increase of 24 mg annually, 17201 Glen Oaks Dr., Conroe, Public Supply (PWS) and Commercial use;
- ii. Montgomery County MUD #99, for a proposed amendment to OP-05030702-CHEV, increase of 86.25 mg annually, 31955 Aldine Westfield, Spring, Public Supply (PWS) use;
- iii. Rayford Road MUD, for a proposed amendment to OP-05101901-CHEV, increase of 73 mg annually, 2502 Hidden Park Lane, Conroe, Public Supply (PWS) use;
- iv. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056-CHEV, increase of 7.5 mg annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) use;
- v. Quadvest, LP. 1 (Sendera Ranch), for a proposed amendment to OP-07061903-CHEV, increase of 25.706695 mg annually, 6148 Ranch Park Dr. Magnolia, Public Supply (PWS) use;
- vi. Texas National MUD, for a proposed amendment to OP-0400602-JSPR, for a proposed Jasper aquifer well to be drilled at 400 Texas National Blvd. Willis, and to re-equip an existing Jasper aquifer well at 400 Texas National Blvd., Willis, hydrogeological report submitted with application, increase of 15 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
- vii. Quadvest, LP. 1 (Red Oak Ranch WS), for a proposed amendment to OP-07061902-CHEV, increase of 1.810492 mg annually, 15280 Lake Lamond, Conroe, Public Supply (PWS) use;
- viii. Texcrete Operations, LLC (Hwy 105), for a proposed Evangeline aquifer well to be drilled at 26871 Hwy 105, Dobbin, not to exceed 4 mg annually, Industrial and Irrigation use, (Driller of Record: Ricky Bonds Water Well);
- ix. Starlight Homes Texas, LLC, for a proposed Evangeline aquifer well to be drilled at 25138 Grand



- Pines Rd., Magnolia, not to exceed 9.41352 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- x. Crystal Springs Water (Ponderosa Pines), for a proposed amendment to OP-16092602-CHEV, increase of 15 mg annually, 17617 Old Hwy 105, Conroe, Public Supply (PWS) use;
 - xi. 83 Properties, LLC, for a proposed amendment to OP-18021601-CHEV, increase of 1.16 mg annually, 1343 Riley Fuzzel Rd., Spring, Industrial use;
 - xii. Indigo Hills RV Park Water System, for a proposed Evangeline aquifer well to be drilled at 16915 Butera Rd, Magnolia, not to exceed 2.5 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
 - xiii. Houseware Trading Company, LLC, for an existing Evangeline aquifer well at 14160 Horseshoe Bend, Conroe, operating permit not to exceed 0.5 mg annually, Commercial and Irrigation use, and
 - xiv. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed amendment to OP-07092802-JSPR, Jasper aquifer well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 135 mg annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells).

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

- i. Montgomery County MUD #15, for a proposed amendment to OP-08091101-CHEV, increase of 24 mg annually, 17201 Glen Oaks Dr., Conroe, Public Supply (PWS) and Commercial use;
- ii. Montgomery County MUD #99, for a proposed amendment to OP-05030702-CHEV, increase of 86.25 mg annually, 31955 Aldine Westfield, Spring, Public Supply (PWS) use;
- iii. Rayford Road MUD, for a proposed amendment to OP-05101901-CHEV, increase of 73 mg annually, 2502 Hidden Park Lane, Conroe, Public Supply (PWS) use;
- iv. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056-CHEV, increase of 7.5 mg annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) use;
- v. Quadvest, LP. 1 (Sendera Ranch), for a proposed amendment to OP-07061903-CHEV, increase of 25.706695 mg annually, 6148 Ranch Park Dr. Magnolia, Public Supply (PWS) use;
- vi. Texas National MUD, for a proposed amendment to OP-0400602-JSPR, for a proposed Jasper aquifer well to be drilled at 400 Texas National Blvd. Willis, and to re-equip an existing Jasper aquifer well at 400 Texas National Blvd., Willis, hydrogeological report submitted with application, increase of 15 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
- vii. Quadvest, LP. 1 (Red Oak Ranch WS), for a proposed amendment to OP-07061902-CHEV, increase of 1.810492 mg annually, 15280 Lake Lamond, Conroe, Public Supply (PWS) use;
- viii. Texcrete Operations, LLC (Hwy 105), for a proposed Evangeline aquifer well to be drilled at 26871 Hwy 105, Dobbin, not to exceed 4 mg annually, Industrial and Irrigation use, (Driller of Record: Ricky Bonds Water Well);
- ix. Starlight Homes Texas, LLC, for a proposed Evangeline aquifer well to be drilled at 25138 Grand Pines Rd., Magnolia, not to exceed 9.41352 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- x. Crystal Springs Water (Ponderosa Pines), for a proposed amendment to OP-16092602-CHEV, increase of 15 mg annually, 17617 Old Hwy 105, Conroe, Public Supply (PWS) use;
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- xii. Indigo Hills RV Park Water System, for a proposed Evangeline aquifer well to be drilled at 16915 Butera Rd, Magnolia, not to exceed 2.5 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- xiii. Houseware Trading Company, LLC, for an existing Evangeline aquifer well at 14160 Horseshoe Bend, Conroe, operating permit not to exceed 0.5 mg annually, Commercial and Irrigation use, and
- xiv. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed amendment to OP-07092802-JSPR, Jasper aquifer well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 135 mg



annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston)

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 April 6, 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

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District



NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, APRIL 1, 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) March 6, 2023, Hearing on Permits
 - b) March 6, 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 March & April 2023 – Samantha Stried Reiter
 - 3) Review of 1st Quarterly Investment Report 2023



- 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. 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).
- 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.
- 10. Discuss, consider, and take action as necessary concerning approval of draft management plan for public comment.
- 11. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2022 production report and/or fines associated with untimely submissions:
 - a) Berkshire Woodland – OP-17012601
 - b) BMG 28 Unit LLC – OP-07041701
 - c) CKG Services LLC – OP-08100601
 - d) Dioselina Medina – OP-12082001
 - e) Dustin Townsend – OP-08050201
 - f) Estate of Rita Biespiel – OP-16062001
 - g) Falls at Borough Park – OP03-0048
 - h) Flor Fuentes – OP-14051902
 - i) Forest Shadows Pet Resort – OP-04060101
 - j) Gerardo Calderon – OP-21022201
 - k) Kathryn Sullivan – OP-09102701



- l) Kristen Dennis – OP-06050401
- m) Lifehouse Bible Church – OP03-0065
- n) Naushaba Arif – OP-05110201
- o) Paul Hammock – OP-14091601
- p) Premier Shell Investments, LLC – OP-16051801
- q) Ray's Nursery – HUPAG1500017
- r) Rayford RV LLC – OP-04050701
- s) Richard Gysler & Cailean McAlister – HUPAG1500026
- t) Rigoberto Ruiz – OP-10082601
- u) Southern Outdoor Holdings – OP-10012801
- v) Stephen Shahmoradi – OP-09073001
- w) The Park @ 1488 – OP-07040401

12. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to remit 2023 water use fees and/or fines associated with untimely submissions:

- a) Angel Texaco – OP-08102701
- b) Big Diamond (Calvary) – OP-13012401
- c) Big Diamond (FM 1097) – OP-13012402
- d) BVF-V Magnolia 3, LLC – Retreat at Magnolia – OP-13012901
- e) Chuck Cauthorn – OP-08102202
- f) CKG Services, LLC – OP-08100601
- g) Dioselina Medina – OP-12082001
- h) EF Early's Bar B Que – HUP066 / OP-21082401
- i) Estate of Rita Biespiel – OP-16062001
- j) Gerardo Calderon – OP-21022201
- k) GBT Realty Corp (Dollar General) – OP-21092201
- l) Jim Fox – OP-07120501
- m) Montgomery County MUD #24 – HUP142 / OP03-0072
- n) Naushaba Arif – OP-05110201
- o) Paramount at Kingwood – OP-13012804
- p) Popular Investments, LLC – OP-20100101
- q) Recreational Realty (TBS 6) – OP-13102801
- r) Sir Kingwood Villas/Villas of Kingwood – OP-09042701
- s) TDC-DC Company/Valero – OP-07112901
- t) The Park @ 1488 – OP-07040401



13. 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
14. 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.
15. New Business.
16. Adjourn.

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/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District