



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

***To be held on Tuesday, June 13, 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, JUNE 13, 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.)

**DOC# 23-0939
POSTED
JUN 13/2023 11:46AM
GWENDALYNN CAMARENA
CLERK
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS**

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. Quadvest, LP. (Mill Creek), for a proposed amendment to OP-19071801A-CHEV, for a proposed Evangeline aquifer well to be drilled at 27660 N. Creek Dr., Magnolia, hydrogeological report submitted with application, increase of 85 mg for the Evangeline annually, Public Supply (PWS) and Irrigation use, spacing exception for District Rule 3.2 and 3.3 requested, (Driller of record: Johnston Water Well);
 - ii. NextEra Water Texas, LLC (Yesterdays Crossing), for a proposed amendment to OP-06042501-JSPR, increase of 3 mg for the Jasper annually, FM 2854 - Keenan Rd. Approx 20000 Blk Key Map 153G, Montgomery, (Lat. 30/21/35 Long. 95/40/29), Public Supply (PWS) use;
 - iii. Montgomery County MUD #164, for a proposed amendment to OP-19012902B-CHEV, increase of 60 mg in the Evangeline annually, Approx 730 ft west of the Intersection of Leafy Lane and FM 3083, Conroe, (Lat. 30/14/24 Long. 95/18/53), Public Supply (PWS) and Irrigation use;
 - iv. Wood Trace MUD No. 1, for a proposed amendment to OP-07020801E-JSPR, increase of 75.0008 mg for the Jasper annually, 207 ½ Coe Rd, Pinehurst, Public Supply (PWS) and Irrigation use;
 - v. Jorge and Lorena Macias, for a proposed operating permit for existing Evangeline aquifer well not to exceed 0.3 mg in the Evangeline annually, 10746 Deer Hill Dr., Montgomery, Public Supply use;
 - vi. Utilities Investment Company, Inc. (Cielo Subdivision), for a proposed Evangeline aquifer well to be drilled at 10495 Airport Rd., Conroe, not to exceed 27 mg in the Evangeline annually, Public Supply (PWS) and Commercial use, (Driller of record: Johnston Water Well);
 - vii. Montgomery County MUD #89 (Also MUD 88), for a proposed amendment to OP03-0043-CHEV, increase of 72 mg for the Evangeline annually, 29722 ½ Legends Ridge Dr. #1, Spring, Public



- viii. Supply (PWS) use and Commercial; Montgomery County MUD #112, for a proposed amendment to OP-06080402L-JSPR, increase of 39.5 mg the Jasper annually, 110 Autumn Forest, Conroe, Public Supply (PWS) and Irrigation use;
- ix. New Horizons, for a proposed amendment to OP-04042701B-CHEV, increase of 0.375 mg for the Chicot annually, 18642 Hwy 59 S., New Caney, Commercial and Irrigation use;
- x. Peaceful Pines RV Park (BJZ Interest), for a proposed amendment to OP-18102201A-CHEV, Chicot aquifer well to be drilled at 16981 Old Houston Rd., Conroe, change in water use type from commercial to public water supply (PWS), and increase of 0.2 mg for the Chicot annually, Public Supply (PWS) use, (Ballard Water Well);
- xi. Alberto Diez Rojo, for a proposed Jasper aquifer well to be drilled at 191 South Pine Dr., Montgomery, not to exceed 1.5 mg in the Jasper annually, Commercial and Irrigation use, (Driller of Record: Eastex Well Service);
- xii. East Montgomery County MUD 12, for a proposed amendment to OP-19060701-CHEV, increase of 70 mg annually, 1162 feet East and 1427 feet North of the intersection of Kropik Rd and SH 242, New Caney, Public Supply (PWS) use;
- xiii. Far Hills Utility District (AWS Production Well), for a proposed amendment to AWS-15120101-CAT, increase of 41 mg annually, 10320 Cude Cemetary Road, Willis, Public Supply (PWS) use;
- xiv. Geovanny Auz, for a proposed Evangeline aquifer well to be drilled 1106 FM 1485, City of Cut & Shoot, not to exceed 2 mg annually, Commercial use (Driller of record: Zavala Drilling);
- xv. Audubon Magnolia Development, LLC (MUD #1), for a proposed amendment to OP-23050101-CHEV, to convert test hole to supply well at 0.61 miles South-Southeast of intersection of SH 249 and FM 1488, Magnolia, and to increase allocation to 50 mg annually, Public Supply (PWS) use;
- xvi. Johnston Water Utility, LLC, for a proposed amendment to OP-05062001-CHEV, increase of 37 mg annually, 38048 Windy Ridge Trail, Magnolia, Public Supply (PWS) use, and
- xvii. FM 1485 C-Store, for a proposed Chicot aquifer well to be drilled at 282 Ed English Dr., Ste A, Shenandoah, not to exceed 1 mg annually, Commercial use (Driller of record: To be Determined).

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

- i. Quadvest, LP. (Mill Creek), for a proposed amendment to OP-19071801A-CHEV, for a proposed Evangeline aquifer well to be drilled at 27660 N. Creek Dr., Magnolia, hydrogeological report submitted with application, increase of 85 mg for the Evangeline annually, Public Supply (PWS) and Irrigation use, spacing exception for District Rule 3.2 and 3.3 requested, (Driller of record: Johnston Water Well);
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- viii. Montgomery County MUD #112, for a proposed amendment to OP-06080402L-JSPR, increase of 39.5 mg the Jasper annually, 110 Autumn Forest, Conroe, Public Supply (PWS) and Irrigation use;



- ix. New Horizons, for a proposed amendment to OP-04042701B-CHEV, increase of 0 mg annually, 18642 Hwy 59 S., New Caney, Commercial and Irrigation use;
- x. Peaceful Pines RV Park (BJZ Interest), for a proposed amendment to OP-18102201A-CHEV, Chicot aquifer well to be drilled at 16981 Old Houston Rd., Conroe, change in water use type from commercial to public water supply (PWS), and increase of 0.2 mg for the Chicot annually, Public Supply (PWS) use, (Ballard Water Well);
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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 June 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

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District



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

TUESDAY, JUNE 13, 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. 074 (personnel matters) 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) May 9, 2023, Public Hearing on Proposed Adoption of Groundwater Management Plan
 - b) May 9, 2023, Hearing on Permit and Permit Amendment Applications
 - c) May 9, 2023, Show Cause Hearing on Enforcement Matters
 - d) May 9, 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 May 2023 – Samantha Stried Reiter



- 3) Discussion, consideration and possible action regarding Resolution #23-004 Reviewing and Approving Investment Policy and Investment Strategies – Samantha Stried Reiter
- 4) Discussion, consideration and possible action regarding approval of landscape enhancements – 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
 - 3) Discussion, consideration and possible action regarding District consultant contracts.
- 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
 - 2) Discussion and possible action regarding written public comments on District rules
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.
 - b) Discussion, consideration, and possible action to designate a district representative(s) for joint planning in management area.
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. Discuss, consider and take action as necessary related to the resignation of the General Manager.
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; 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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Certification

I, the undersigned authority, do hereby certify that on June 8, 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