



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

***To be held on Tuesday, September 12, 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, SEPTEMBER 12, 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. Shea Homes Houston, LLC (Woodhavyn), for a proposed Evangeline aquifer well to be drilled at Approximately 0.51 miles southwest of the intersection of Decker Hills Dr. and Dobbin-Huffsmith Rd., (Lat 30/10/46 Long. 95/38/3), Magnolia, not to exceed 11.835498 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
  - ii. Quadvest, LP. (Indigo Lakes), for a proposed amendment to OP03-0024-CHEV, increase of 45.48159 mg annually, 20615 Sapphire Cir., Magnolia, Public Supply (PWS) and Irrigation use;
  - iii. Meadows At Imperial Oaks HOA, for a proposed amendment to OP-14111201-CHEV, increase of 7.6 mg annually, 2905 Woodland Glen Ln., Conroe, Irrigation use;
  - iv. Mike Simpson (Conroe Taxidermy), for a proposed amendment to OP-10120801-CHEV, increase of 0.525 mg annually, 11845 Clark Ln, Conroe, Commercial use;
  - v. Splendor Pipe Services, for a proposed amendment to OP-11100704-CHEV, increase of 6 mg annually, 26670 Midline, Cleveland, Industrial and Irrigation use;
  - vi. James B. Pope, for a proposed amendment to OP-22031701-CHEV, increase of



- 0.414 mg annually, 15973 Rabon Chapel Rd., Montgomery, Commercial and Irrigation use;
- vii. RAMARSR, Inc. (Alliance Concrete Ready Mix & Material, Inc.), for a proposed Evangeline aquifer well to be drilled at 19152 Circle Lake Dr., Pinehurst, not to exceed 4 mg annually, Industrial use, (Driller of record: Ricky Bonds Water Well);
  - viii. Alpha and Omega Church Inc., for a proposed Evangeline aquifer well to be drilled at 15935 FM 1485, Conroe, not to exceed 0.08 mg annually, Commercial use, (Driller of record: J&S Drilling, LLC);
  - ix. Aqua Marine Pools of Houston, for a proposed amendment to OP-20110401-CHEV, increase of 0.024 mg annually, 13600 Exxon Road, Conroe, Commercial use;
  - x. Sterling & Marianne Combs, for a proposed amendment to OP-07100401-CHEV, increase of 0.366 mg annually, 27112 FM 2978, Magnolia, Commercial use;
  - xi. C & R Water Supply Inc (Bridgepoint Water System), for a proposed amendment to OP-04102601-JSPR, increase of 8.5 mg annually, Public Supply (PWS) use, Willis;
  - xii. C & R Water Supply Inc (Clear Water Cove), for a proposed amendment to OP-07081005-JSPR, increase of 6.5 mg annually, 101 Clearwater West, Montgomery, Public Supply (PWS) use;
  - xiii. C & R Water Supply Inc (Creekside Acres), for a proposed amendment to OP-07081006-CHEV, increase of 5 mg annually, Public Supply (PWS) use, Willis;
  - xiv. C & R Water Supply, Inc. (Timberline Estates), for a proposed amendment to OP03-0059-CHEV, increase of 2 mg annually, Public Supply (PWS) use, Willis;
  - xv. Forest Lane Food Mart, for a proposed amendment to OP-09041501-JSPR, increase of 0.19 mg annually, 11730 FM 1097 W., Montgomery, Public Supply use;
  - xvi. Capri Isle Water System, for a proposed amendment to OP-19061201-JSPR, Willis, increase of 3 mg annually, Public Supply (PWS) use;
  - xvii. KTC Interests, LLC, for a proposed amendment to OP-13092301-CHEV, increase of 0.4 mg annually, 29607 Robinson Rd., Conroe, Public Supply use;
  - xviii. High Meadow Estates POA, for a proposed amendment to OP-16041501-CHEV, increase of 1 mg annually, 6915 Texas Trace Way, Montgomery, Irrigation use; and
  - xix. TJC23CNS, LLC, for a proposed Evangeline aquifer well to be drilled at 12606 Hwy 105, Conroe, not to exceed 2 mg annually, Industrial use, (Driller of Record: B & Water Well Drilling LLC);

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

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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 September 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/ Sarah Kouba

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Sarha Kouba, General Manager  
Lone Star Groundwater Conservation District



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

**TUESDAY, SEPTEMBER 12, 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 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) August 8, 2023, Hearing on Permit and Permit Amendment Applications
  - b) August 8, 2023, Regular Meeting
  - c) August 9, 2023, Show Cause Hearing
  - d) August 28, 2023, Special Meeting
7. Presentation of 2023 4-H Water Ambassadors Sponsorship Recognition to Lone Star GCD– JD Haines, 4-H Water Ambassador (Teir 2), Justin Saenz, Education and Conservation Outreach Coordinator
8. Committee Reports:
  - A. Executive Committee – Jim Spigener, Chair



- 1) Brief the Board on the Committee's activities since the last regular Board meeting.
- B. 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 August 2023 – Sarah Kouba
  - 3) Receive audit presentation for fiscal year 2022 – Jon Watson, CPA, Brooks Watson & Co., PLLC
- C. External Affairs Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee's activities since the last regular Board meeting
- D. DFC & Technical Committee – Stuart Traylor, Chair
- 1) Brief the Board on the Committee's activities since the last regular Board meeting
- E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee's activities since the last regular Board meeting
9. Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding the same – Jim Spigener, Board President, 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 – Jim Spigener, Board President and/or District's technical consultant(s).
  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. – Sarah Kouba, 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 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; enforcement matters; 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/ Sarah Kouba

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Sarah Kouba, General Manager  
Lone Star Groundwater Conservation District