

PUBLIC HEARINGS AND MEETING FOR LONE STAR GCD
TUESDAY, MAY 11, 2021—6:00 P.M.
IN PERSON AND REMOTELY VIA THE PUBLICLY ACCESSIBLE
WEBINAR/TELEPHONE CONFERENCE CALL

Notice is hereby given to all interested members of the public that the Board of Directors of the Lone Star Groundwater Conservation District will hold a previously scheduled and noticed hearing and its regular monthly board meeting both in person and remotely **via a publicly accessible webinar/telephone conference call** (for those who do want to attend in person) in accordance with the Texas Governor's "Report to Open Texas". See *also* Texas Government Code, Section 551.125, as modified by the Governor of Texas who ordered suspension of various provisions of the Open Meetings Act, Chapter 551, Government Code, effective March 16, 2020, in accordance with the Texas Disaster Act of 1975. **Information on how to participate in the hearing and meeting remotely is provided below.** Agendas for each hearing and regular board meeting are provided in this packet immediately following the instructions for participation.

If you attend in person, please note that the District's board room can only accommodate twelve (12) in person public attendees while still maintaining six feet distance between attendees. If you are not comfortable attending the meeting in person (and/or due to limited social distancing capacity), please participate via the webinar/telephone conference call. You can provide written public comment in advance of the meeting or live during the meeting via the webinar link below.

INSTRUCTIONS FOR PARTICIPATION IN HEARINGS AND MEETING

Audio and Video Conference Opens at 5:45 PM

The Hearings and Meeting will begin at 6:00 PM.

Participation via the videoconference webinar is not required and only necessary if you plan to make public comment during any hearing or the meeting. If you plan to make public comment during any hearing or meeting, please do the following:

1. Please contact the District at (936) 494-3436 or info@lonestargcd.org to register as a speaker during public comment. Please indicate whether you would like to make public comment during the management plan hearing, permit hearing and/or board meeting. You must also register as a speaker when logging into the webinar by providing your name and email address. You can pre-register for the webinar. Any person participating in the meeting must be recognized and identified by a moderator before they speak.
2. Determine if you will participate and provide public comment via the zoom webinar link or Zoom app as set forth below.

If you do not plan to make live public comment during any hearing or meeting, you are not required to register for the webinar and may listen via a conference call number or watch the live broadcast on the District's website as provided below. You may also submit written comments in advance of the meeting to info@lonestargcd.org.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact Jennifer Thayer at (936) 494-3636 at least three business days prior to the meeting so that appropriate arrangements can be made.

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PARTICIPATION IN LIVE PUBLIC COMMENT VIA WEBINAR LINK OR APP

If you choose to participate via the **Zoom webinar link below**, you **WILL** have the opportunity to provide live comments during the designated portion of the hearings or meeting.

Webinar Link:

https://us02web.zoom.us/webinar/register/WN_y5H00nk-QsW5sMiu8nBjHQ

After registering, you will receive a confirmation email containing information about joining the webinar. You can pre-register for the webinar at any time.

If you choose to participate in the webinar via the **Zoom App**, you will need to *pre-register* via the URL meeting link above to get a password emailed to you in advance of the webinar. You will use the password emailed to you during pre-registration when you log into the app to join the webinar. You **WILL** have the opportunity to provide live comments during the designated portion of the hearings or meeting.

Please use Webinar ID: 851 6210 4130

Password: Received via pre-registration

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LISTENING/WATCHING BUT NO PARTICIPATION IN LIVE PUBLIC COMMENT

If you do not want to make live public comment and/or you choose to participate in the public hearings and meeting using the conference call number or live broadcast link below, you will **NOT** have the opportunity to provide live comments during the designated portion of the hearings and meeting. The conference call phone number is provided for **LISTENING PURPOSES ONLY**, and the live broadcast link is provided for **LISTENING AND WATCHING PURPOSES ONLY**. You can submit written comments in advance to info@lonestargcd.org.

Telephone conference call phone number: Dial +1 346 248 7799; enter the meeting ID: 851 6210 4130#. You will then be prompted to enter a participation code or press #. Press #. You do not need a participation code.

Live broadcast of the hearings and meeting via the link below or on the meetings tab on the District's website at <https://www.lonestargcd.org/meetings>

Live Broadcast Link: <https://lonestargcd.new.swagit.com/views/58>



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

**To be held on Tuesday, May 11, 2021
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, MAY 11, 2021, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED SPECIAL HEARING)**

***Held In Person and/or Remotely via a
Publicly Accessible Webinar/Telephone Conference Call
(The webinar & conference call line open 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. JMAX, LLC, for a proposed well to be drilled at 14875 FM 1484, Conroe, not to exceed 2.3 mg annually, Commercial and Irrigation use, (Driller of record: Bells Drilling);
 - ii. San Jacinto River Authority, for a proposed amendment to OP03-0050, 7508 Gosling Rd., The Woodlands, increase of 90.430 mg for 2020 only, Public Supply (PWS) use;
 - iii. Gerardo Calderon, for a proposed well to be drilled at 21986 FM 1314, Porter, not to exceed 5.04 mg annually, Commercial use, (Driller of record: Maral Drilling);
 - iv. Alejandra & Jose Garcia, for a proposed well to be drilled at 11152 Meador Rd, Conroe, not to exceed 0.6 mg annually, Public Supply use, (Driller of record: Ballard Water Well);
 - v. Felix Carrillo, for a proposed well to be drilled at 17732 FM 1485 Rd, New Caney, not to exceed 0.15 mg annually, Irrigation use, (Driller of record: Ballard Water Well);
 - vi. Dos Aguas Water System, for a proposed well to be drilled at Approx 6.5 miles NE of Willis, between FM 1097, Tanyard Road and McCrorey Road, Lat. 30/28/43, Long. 95/23/24, Willis, not to exceed 32 mg annually, Public Supply (PWS) use, (Driller of record: McPike Water Wells);



- vii. Mekonnen Sisay, for a proposed well to be drilled at 13815 Walker Rd., Conroe, not to exceed 0.4 mg annually, Irrigation and Commercial use, (Driller of record: Ballard Water Well);
 - viii. Antonio Renilla, for a proposed well to be drilled at 26768 Dobbin Hufsmith, Magnolia, not to exceed 0.3 mg annually, Public Supply use, (Driller of record: Ricky Bonds Water Wells);
 - ix. Destin Drywall and Paint Inc, for a proposed well to be drilled at 22855 Nichols Sawmill Rd, Hockley, not to exceed 0.1 mg annually, Commercial use, (Driller of record Johnston Water Well);
 - x. HMW Special Utility District (Hunters Retreat), for a proposed amendment to OP-06122902, 37002 Arlene St., Magnolia, increase of 33 mg annually, Public Supply (PWS) use;
 - xi. HMW Special Utility District (Pleasant Forest), for a proposed amendment to OP-10011301, 17705 Butera Rd, Magnolia, increase of 10 mg annually, Public Supply (PWS) use;
 - xii. HMW Special Utility District (Allenwood), for a proposed amendment to OP-06032901, 24819 Brantigum #1, Magnolia, increase of 6 mg annually, Public Supply (PWS) use;
 - xiii. HMW Special Utility District (Kipling Oaks #2), for a proposed operating permit not to exceed 13 mg annually, 1927 Timber Ranch, Magnolia, Public Supply (PWS) use;
 - xiv. HMW Special Utility District (Kipling Oaks #1), for a proposed amendment to OP-06052301, 34618 Bernice Dr., Pinehurst, increase of 33.735 mg annually, Public Supply (PWS) use; and
 - xv. Butera RV Park II, for a proposed amendment to OP-19111901, well to be drilled at 16603 Butera Rd, Magnolia, in aggregate, with a permitted amount of 5 mg, Public Supply (PWS) and Irrigation use, (Driller of record: B&R Water Wells).
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
- i. JMAX, LLC, for a proposed well to be drilled at 14875 FM 1484, Conroe, not to exceed 2.3 mg annually, Commercial and Irrigation use, (Driller of record: Bells Drilling);
 - ii. San Jacinto River Authority, for a proposed amendment to OP03-0050, 7508 Gosling Rd., The Woodlands, increase of 90.430 mg for 2020 only, Public Supply (PWS) use;
 - iii. Gerardo Calderon, for a proposed well to be drilled at 21986 FM 1314, Porter, not to exceed 5.04 mg annually, Commercial use, (Driller of record: Maral Drilling);
 - iv. Alejandra & Jose Garcia, for a proposed well to be drilled at 11152 Meador Rd, Conroe, not to exceed 0.6 mg annually, Public Supply use, (Driller of record: Ballard Water Well);
 - v. Felix Carrillo, for a proposed well to be drilled at 17732 FM 1485 Rd, New Caney, not to exceed 0.15 mg annually, Irrigation use, (Driller of record: Ballard Water Well);
 - vi. Dos Aguas Water System, for a proposed well to be drilled at Approx 6.5 miles NE of Willis, between FM 1097, Tanyard Road and McCrorey Road, Lat. 30/28/43, Long. 95/23/24, Willis, not to exceed 32 mg annually, Public Supply (PWS) use, (Driller of record: McPike Water Wells);



- vii. Mekonnen Sisay, for a proposed well to be drilled at 13815 Walker Rd., Conroe, not to exceed 0.4 mg annually, Irrigation and Commercial use, (Driller of record: Ballard Water Well);
- viii. Antonio Renilla, for a proposed well to be drilled at 26768 Dobbin Hufsmith, Magnolia, not to exceed 0.3 mg annually, Public Supply use, (Driller of record: Ricky Bonds Water Wells);
- ix. Destin Drywall and Paint Inc, for a proposed well to be drilled at 22855 Nichols Sawmill Rd, Hockley, not to exceed 0.1 mg annually, Commercial use, (Driller of record Johnston Water Well);
- x. HMW Special Utility District (Hunters Retreat), for a proposed amendment to OP-06122902, 37002 Arlene St., Magnolia, increase of 33 mg annually, Public Supply (PWS) use;
- xi. HMW Special Utility District (Pleasant Forest), for a proposed amendment to OP-10011301, 17705 Butera Rd, Magnolia, increase of 10 mg annually, Public Supply (PWS) use;
- xii. HMW Special Utility District (Allenwood), for a proposed amendment to OP-06032901, 24819 Brantigum #1, Magnolia, increase of 6 mg annually, Public Supply (PWS) use;
- xiii. HMW Special Utility District (Kipling Oaks #2), for a proposed operating permit not to exceed 13 mg annually, 1927 Timber Ranch, Magnolia, Public Supply (PWS) use;
- xiv. HMW Special Utility District (Kipling Oaks #1), for a proposed amendment to OP-06052301, 34618 Bernice Dr., Pinehurst, increase of 33.735 mg annually, Public Supply (PWS) use; and
- xv. Butera RV Park II, for a proposed amendment to OP-19111901, well to be drilled at 16603 Butera Rd, Magnolia, in aggregate, with a permitted amount of 5 mg, Public Supply (PWS) and Irrigation use, (Driller of record: B&R 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 REGULAR MEETING OF THE
BOARD OF DIRECTORS**

TUESDAY, MAY 11, 2021, AT 6:00 P.M.

(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)

***Held In Person and/or Remotely via a
Publicly Accessible Webinar/Telephone Conference Call
(The webinar & conference call line open 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, §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) April 7, 2021, Special Board of Directors Meeting
 - b) April 13, Public Hearing on Permit Applications
 - c) April 13, 2021, Regular Board of Directors Meeting
7. Committee Reports:
 - A. Budget & Finance Committee – Jim Spigener, 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 April 2021 - Samantha



Stried Reiter

- B. Communications Committee – Harry Hardman, 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 – Harry Hardman, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- 8. Discussion, review, and possible approval of 2020 Annual Report for the Lone Star Groundwater District – Jennifer Thayer.
- 9. Discuss, consider, and take action as necessary concerning replacement appointment of Assistant Secretary – Samantha Stried Reiter
- 10. 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 2 Scope of Work.
- 11. 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.
- 12. Discussion of 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 2021 water use fees and/or fines associated with untimely submissions:
 - 1) Jim (Wanda) Fox – OP-07120501
 - 2) Magnolia Technology Park – OP-17061401
 - 3) Maverick Tube – HUP131/OP-08081201
 - 4) Richard Gysler & Cailean McAlister – HUPAG1500026/OPAG-08010301



13. 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 overproduction of 2020 permitted allocation and/or fines associated with untimely submissions:
 - 1) JJ Business Park – OP-13032001
 - 2) Magnolia Technology Park – OP-17061401
 - 3) Ricky Bates – OP-19042902
 - 4) The Church at Woodforest – OP-19022203

14. Discussion of 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 permit renewal(s), operating without a valid permit, failure to submit annual production report(s), failure to remit past due water use fees and/or fines associated with untimely submissions:
 - 1) CWE Utilities &/or owner, operator or manager including without limitation Brent Davis and temporary manager, Harrison Williams, associated with permits HUP057A / OP03-0015C
 - 2) CWE Utilities (Garden West) &/or owner, operator or manager including without limitation Brent Davis and temporary manager, Harrison Williams, associated with permit OP-14081801
 - 3) Drew T. Spencer d/b/a Cypresswood Estates Water System, Davis Irrigation Services, & or holder of CCN No. 12978 which serves Cypresswood Estates Subdivision associated with permits HUP057A / OP03-0015C.
 - 4) Drew T. Spencer d/b/a Cypresswood Estates Water System, Davis Irrigation Services, & or holder of CCN No. 12978 which serves Garden West associated with permit OP-14081801.

15. 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

16. 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; 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.

17. New Business.

18. 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 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 May 7, 2021, 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