



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

*To be held on Tuesday, October 10, 2023
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303*

**DOC# 23-1725
POSTED
10/05/2023 11:42AM
Marlena Durrenberger
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS**

**NOTICE OF PUBLIC HEARING ON
PERMIT AND PERMIT AMENDMENT APPLICATIONS**

TUESDAY, OCTOBER 10, 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. Quadvest, LP. (Benders Landing), for a proposed amendment to OP-04030801J-CHEV, increase of 214.700823 mg annually, 27219 Balsam Fir Cir., Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
 - ii. Montgomery County Mud #94, for a proposed amendment to OP03-0027J-CHEV, increase of 20 mg annually, 2828 ½ Spring Trails Bend, Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
 - iii. Jason Bill, for a proposed amendment to OP-05042901B-CHEV, increase of 0.175 mg annually, 19168 Willaby Rd., New Caney, Public Supply use;
 - iv. Wolf Valley Builders LLC, for a proposed Evangeline aquifer well to be drilled at 19571 Hwy 105 E., Cleveland, not to exceed 0.25 mg annually, Commercial use, (Driller of Record: Eastex Well Service, LLC);
 - v. Quadvest, LP. (Pine Acre Trails), for a proposed amendment to OP-20031001-CHEV, increase of 5.348178 mg annually, 11022 East Xavier Ct, Conroe, Public Supply (PWS) use;
 - vi. Bristol Lakes, for a proposed amendment to OP-15042101A-CHEV, increase of 15.22447 mg annually, Birnham Woods Dr @ Lake Bend Shore Dr., Spring, (Lat 30/7/26 Long 95/23/1), Irrigation use;



- vii. Quadvest, LP. (Decker Farms), for a proposed amendment to OP-21110301-CHEV, increase of 27.650328 mg annually, 25200 Baker Cemetery, Rd., Magnolia, Public Supply (PWS) and Irrigation use;
- viii. China Springs Holdings LP (Pinedale MHP), for a proposed operating permit in aggregate to HUP170B-CHEV, not to exceed 6 mg annually, 12922 Pinecrest, Pinehurst, Public Supply (PWS) use;
- ix. Aspen 2023 Property LLC, for a proposed well to be drilled at 11099 FM 1485, Conroe, Evangeline aquifer, not to exceed 0.5 mg annually, Commercial use (Driller of record: To be determined);
- x. Stone Ranch Inc, for a proposed amendment to OP-21092201A-CHEV, increase of 0.5 mg annually, 11001 FM 1485, Conroe, Public Supply use;
- xi. Quadvest, LP. (Mill Creek), for a proposed amendment to transfer 29.2 mg annually from OP-19071801B-JSPR to OP-19071801B-CHEV, 27660 N. Creek Dr., Magnola, Public Supply (PWS) and Irrigation use;
- xii. Stanley Lake MUD (AWS Production Well), for a proposed amendment to AWS-11062901D-CAT, increase of 50 mg annually, 10719 Twin Circles, Montgomery, hydrogeological report submitted with application, Public Supply (PWS) and Commercial use;
- xiii. Magnolia East 149, LLC (City of Magnolia WSP #4), for a proposed Jasper well to be drilled at 14443 FM 1488, , Magnolia, hydrogeological report submitted with application, not to exceed 19.63491 mg annually, Public Supply (PWS) use, (Driller of record: To Be Determined), and
- xiv. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901I-CHEV, Evangeline aquifer well to be drilled at 12407 Marshall Dr. Magnolia, hydrogeological report submitted with application, spacing exception for District Rule 3.3 requested, Public Supply (PWS) and Irrigation use (Driller of Record: Johnston Water Well)

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

- i. Quadvest, LP. (Benders Landing), for a proposed amendment to OP-04030801J-CHEV, increase of 214.700823 mg annually, 27219 Balsam Fir Cir., Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
- ii. Montgomery County Mud #94, for a proposed amendment to OP03-0027J-CHEV, increase of 20 mg annually, 2828 ½ Spring Trails Bend, Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
- iii. Jason Bill, for a proposed amendment to OP-05042901B-CHEV, increase of 0.175 mg annually, 19168 Willaby Rd., New Caney, Public Supply use;
- iv. Wolf Valley Builders LLC, for a proposed Evangeline aquifer well to be drilled at 19571 Hwy 105 E., Cleveland, not to exceed 0.25 mg annually, Commercial use, (Driller of Record: Eastex Well Service, LLC);
- v. Quadvest, LP. (Pine Acre Trails), for a proposed amendment to OP-20031001-CHEV, increase of 5.348178 mg annually, 11022 East Xavier Ct, Conroe, Public Supply (PWS) use;
- vi. Bristol Lakes, for a proposed amendment to OP-15042101A-CHEV, increase of 15.22447 mg annually, Birnham Woods Dr @ Lake Bend Shore Dr., Spring, (Lat 30/7/26 Long 95/23/1), Irrigation use;



- vii. Quadvest, LP. (Decker Farms), for a proposed amendment to OP-21110301-CHEV, increase of 27.650328 mg annually, 25200 Baker Cemetery, Rd., Magnolia, Public Supply (PWS) and Irrigation use;
- viii. China Springs Holdings LP (Pinedale MHP), for a proposed operating permit in aggregate to HUP170B-CHEV, not to exceed 6 mg annually, 12922 Pinecrest, Pinehurst, Public Supply (PWS) use;
- ix. Aspen 2023 Property LLC, for a proposed well to be drilled at 11099 FM 1485, Conroe, Evangeline aquifer, not to exceed 0.5 mg annually, Commercial use (Driller of record: To be determined);
- x. Stone Ranch Inc, for a proposed amendment to OP-21092201A-CHEV, increase of 0.5 mg annually, 11001 FM 1485, Conroe, Public Supply use;
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- xiv. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-070619011-CHEV, Evangeline aquifer well to be drilled at 12407 Marshall Dr. Magnolia, hydrogeological report submitted with application, spacing exception for District Rule 3.3 requested, Public Supply (PWS) and Irrigation use (Driller of Record: Johnston Water Well)

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 October 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/ Sarah Kouba

Sarha Kouba, General Manager
Lone Star Groundwater Conservation District



NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, OCTOBER 10, 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) September 12, 2023, Special Meeting Public Feedback Session on District Rules
 - b) September 12, 2023, Hearing on Permit and Permit Amendment Applications
 - c) September 12, 2023, Regular Meeting
7. 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 September 2023 – Sarah Kouba
 - 3) Review of 3rd Quarterly Investment Report – Sarah Kouba
- C. External Affairs Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - 2) Discuss, consider and possible action related to a contract with an external communications agent
- 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
 - 2) Discuss, consider and possible action to approve proposed draft rule on petition for rulemaking for public comment. – Stacey V. Reese
8. 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).
 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 – Jim Spigener, Board President and/or District’s technical consultant(s).
 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. – Sarah Kouba, General Manager
 11. 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.



12. New Business.

13. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District