

PUBLIC HEARINGS AND MEETING FOR LONE STAR GCD
TUESDAY, NOVEMBER 10, 2020—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.

=====

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_J8Txw05kSf-MAXa4DAsSoA

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

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: 876 9276 8040

Password: Received via pre-registration

=====

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: 876 9276 8040#. 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, November 10, 2020
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303***

***NOTICE OF SPECIAL MEETING TO
CANVASS RESULTS OF GENERAL ELECTION***

TUESDAY, NOVEMBER 10, 2020, AT 6:00 P.M.

***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 Meeting Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Public Comment
5. Canvass November 3, 2020, Election of Board of Directors.
(Lienzos 3 de noviembre de 2020, Elección del Consejo de Administración)
6. Take action as necessary approving execution of the Order Canvassing Returns and
Declaring Results.
(Tomar medidas según sea necesario para aprobar la ejecución de las devoluciones de
búsqueda de órdenes y declarar resultados)
7. Adjourn Special Board Meeting



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

TUESDAY, NOVEMBER 10, 2020, AT 6:00 P.M.

***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. 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 E.S.D. #8 (RayfordRd), for a proposed well to be drilled at 6425 Rayford Rd, Spring, not to exceed 0.15 mg for 2021 and annually, Irrigation use, (Driller of record: TBD);
 - ii. Valerie Kerstenbaum Cooper, for a proposed well to be drilled at 10450 Darby Circle, Conroe, not to exceed 0.025 mg for 2020 and 0.15 mg for 2021 and annually thereafter, Commercial use, (Driller of record: Ballard Water Well Co);
 - iii. Ranchcrest Water System, for a proposed amendment to OP-05112902, increase of 26.633700 mg annually, 18814 Maverick Ranch Rd East, Magnolia, Public Supply (PWS) use;
 - iv. Popular Investments, LLC, for a proposed well to be drilled at 28908 Richard Kaye Lane, Pinehurst, not to exceed 0.025 mg for 2020 and 0.17 mg annually, Commercial use, (Driller of record: Ricky Bonds);
 - v. MSEC Enterprises (Montgomery Trace WS/Crown Oaks), for a proposed amendment to OP02-0011, increase of 80 mg annually, 4063 Highland Pass, Montgomery, Public Supply (PWS) use;
 - vi. McKinley Development, Inc., for a proposed amendment to OP-17080801, well to be drilled at 110 Industrial Loop, Cleveland, Irrigation and Commercial use, (Driller of record: Ballard Water Well);
 - vii. Aqua Pure (Peach Creek Plantation), for a proposed amendment to OP-0704261, 3601 N. Duck Creek Rd., Cleveland, increase of 6.001 mg annually, Public Supply (PWS) use;
 - viii. Four Oaks R.V. Park, for a proposed amendment to OP-16082201, 17431 FM 1314, Conroe, increase of 0.65 mg annually, Public Supply (PWS) and Irrigation use;
 - ix. City of Cut and Shoot, for a proposed amendment to OP03-0077, Near Lantern Creek Ct., Lat 30/22/33, Long. 95/23/7, Cut and Shoot, increase of 22 mg annually, Public Supply (PWS) use;



- x. Bailey Grove RV Park/Boxwood Management, LLC, for a proposed well to be drilled at 21760 Bailey Grove Rd, Montgomery, not to exceed 0 mg for 2020 and 1.2 mg for 2021 and annually thereafter, Public Supply (PWS) & Irrigation use, (Driller of record: Aqua Star);
- xi. Hixson Lumber Sales of Texas, Inc., for a proposed amendment to OP-09102201, 13336 Hwy 75 N, Willis, increase of 5.001 mg annually, Industrial & Public Supply use;
- xii. C & R Water Supply Inc (Rogers Road WS), for a proposed amendment to OP-07081008, Rogers Road Water Plant, Lat. 30/26/38, Long. 95/28/8, Willis, increase of 5 mg annually, Public Supply (PWS) use;
- xiii. C & R Water Supply Inc (Bee Creek Estates), for a proposed amendment to OP-07081004, Bee Creek Dr. beside power line, Lat. 30/27/7, Long. 95/27/22, Willis, increase of 5.4479 mg annually, Public Supply (PWS) use;
- xiv. Blair Warehouse Park LLC, for a proposed well to be drilled at 21219 Blair Rd, Conroe, not to exceed 0.050 mg for 2020 and 0.5 mg for 2021 and annually thereafter, Public Supply (PWS) use, (Driller of record: Ballard Water Well);
- xv. East Montgomery County Mud 3, for a proposed amendment to OP03-0020, 20135 Gene Campbell Rd., New Caney, increase of 23.060250 mg for 2020 and 68 mg for 2021 and annually thereafter, Public Supply (PWS) use;
- xvi. Old Houston Storage, for a proposed well to be drilled at 17330 Old Houston Rd, Conroe, not to exceed 0.010 mg for 2020 and 0.32 mg annually, Commercial & Irrigation use, (Driller of Record: Ballard Water Well);
- xvii. Texas Landing Utilities (Deerwood subd.), for a proposed amendment to OP-09022601, increase of 1 mg annually, 10931 Los Cobos Drive, Conroe, Public Supply (PWS) use;
- xviii. Montgomery County MUD #9, for a proposed amendment to OP-06081401, increase of 81.778 mg annually, Walden Rd. Approx. 700 ft East of Browning Dr., Montgomery, (Lat. 30/23/45, Long. 95/36/51), Public Supply (PWS) use;
- xix. Montgomery County MUD #18, for a proposed amendment to OP-05050201, increase of 76.413 mg annually, 194 Hillsborough, Montgomery, Public Supply (PWS) use;
- xx. Montgomery County UD #3, for a proposed amendment to OP-05112104, increase of 21.856 mg annually, 49 April Waters South, Montgomery, Public Supply (PWS) use;
- xxi. Montgomery County UD #4, for a proposed amendment to OP-05112101, increase of 33.405 mg annually, 15500 Marina Dr., Montgomery, Public Supply (PWS) use;
- xxii. Lenert Investments, LLC (Magnolia Forest RV Park), for a proposed amendment to OP-14072801, increase of 1 mg annually, 30427 Nichols Sawmill, Magnolia, Public Supply and Irrigation use;
- xxiii. Residence RV, for a proposed amendment to OP-10020501, increase of 5 mg annually, 13640 FM 1314, Conroe, Public Supply & Irrigation use;
- xxiv. Westwood North Water Supply, for a proposed amendment to OP-05110102,



increase of 7 mg annually, 6311 Palmer Court, Magnolia, Public Supply (PWS) and Commercial use; and

- xxv. Southern Montgomery County MUD, for a proposed amendment to OP-06032301, increase of 100 mg annually, 406 Oak Ridge Grove Dr., Spring, Public Supply (PWS) use.

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

- i. Montgomery County E.S.D. #8 (RayfordRd), for a proposed well to be drilled at 6425 Rayford Rd, Spring, not to exceed 0.15 mg for 2021 and annually, Irrigation use, (Driller of record: TBD);
- ii. Valerie Kerstenbaum Cooper, for a proposed well to be drilled at 10450 Darby Circle, Conroe, not to exceed 0.025 mg for 2020 and 0.15 mg for 2021 and annually thereafter, Commercial use, (Driller of record: Ballard Water Well Co);
- iii. Ranchcrest Water System, for a proposed amendment to OP-05112902, increase of 26.633700 mg annually, 18814 Maverick Ranch Rd East, Magnolia, Public Supply (PWS) use;
- iv. Popular Investments, LLC, for a proposed well to be drilled at 28908 Richard Kaye Lane, Pinehurst, not to exceed 0.025 mg for 2020 and 0.17 mg annually, Commercial use, (Driller of record: Ricky Bonds);
- v. MSEC Enterprises (Montgomery Trace WS/Crown Oaks), for a proposed amendment to OP02-0011, increase of 80 mg annually, 4063 Highland Pass, Montgomery, Public Supply (PWS) use;
- vi. McKinley Development, Inc., for a proposed amendment to OP-17080801, well to be drilled at 110 Industrial Loop, Cleveland, Irrigation and Commercial use, (Driller of record: Ballard Water Well);
- vii. Aqua Pure (Peach Creek Plantation), for a proposed amendment to OP-0704261, 3601 N. Duck Creek Rd., Cleveland, increase of 6.001 mg annually, Public Supply (PWS) use;
- viii. Four Oaks R.V. Park, for a proposed amendment to OP-16082201,17431 FM 1314, Conroe, increase of 0.65 mg annually, Public Supply (PWS) and Irrigation use;
- ix. City of Cut and Shoot, for a proposed amendment to OP03-0077, Near Lantern Creek Ct., Lat 30/22/33, Long. 95/23/7, Cut and Shoot, increase of 22 mg annually, Public Supply (PWS) use;
- x. Bailey Grove RV Park/Boxwood Management, LLC, for a proposed well to be drilled at 21760 Bailey Grove Rd, Montgomery, not to exceed 0 mg for 2020 and 1.2 mg for 2021 and annually thereafter, Public Supply (PWS) & Irrigation use, (Driller of record: Aqua Star);
- xi. Hixson Lumber Sales of Texas, Inc., for a proposed amendment to OP-



- 09102201, 13336 Hwy 75 N, Willis, increase of 5.001 mg annually, Industrial & Public Supply use;
- xii. C & R Water Supply Inc (Rogers Road WS), for a proposed amendment to OP-07081008, Rogers Road Water Plant, Lat. 30/26/38, Long. 95/28/8, Willis, increase of 5 mg annually, Public Supply (PWS) use;
 - xiii. C & R Water Supply Inc (Bee Creek Estates), for a proposed amendment to OP-07081004, Bee Creek Dr. beside power line, Lat. 30/27/7, Long. 95/27/22, Willis, increase of 5.4479 mg annually, Public Supply (PWS) use;
 - xiv. Blair Warehouse Park LLC, for a proposed well to be drilled at 21219 Blair Rd, Conroe, not to exceed 0.050 mg for 2020 and 0.5 mg for 2021 and annually thereafter, Public Supply (PWS) use, (Driller of record: Ballard Water Well);
 - xv. East Montgomery County Mud 3, for a proposed amendment to OP03-0020, 20135 Gene Campbell Rd., New Caney, increase of 23.060250 mg for 2020 and 68 mg for 2021 and annually thereafter, Public Supply (PWS) use;
 - xvi. Old Houston Storage, for a proposed well to be drilled at 17330 Old Houston Rd, Conroe, not to exceed 0.010 mg for 2020 and 0.32 mg annually, Commercial & Irrigation use, (Driller of Record: Ballard Water Well);
 - xvii. Texas Landing Utilities (Deerwood subd.), for a proposed amendment to OP-09022601, increase of 1 mg annually, 10931 Los Cobos Drive, Conroe, Public Supply (PWS) use;
 - xviii. Montgomery County MUD #9, for a proposed amendment to OP-06081401, increase of 81.778 mg annually, Walden Rd. Approx. 700 ft East of Browning Dr., Montgomery, (Lat. 30/23/45, Long. 95/36/51), Public Supply (PWS) use;
 - xix. Montgomery County MUD #18, for a proposed amendment to OP-05050201, increase of 76.413 mg annually, 194 Hillsborough, Montgomery, Public Supply (PWS) use;
 - xx. Montgomery County UD #3, for a proposed amendment to OP-05112104, increase of 21.856 mg annually, 49 April Waters South, Montgomery, Public Supply (PWS) use;
 - xxi. Montgomery County UD #4, for a proposed amendment to OP-05112101, increase of 33.405 mg annually, 15500 Marina Dr., Montgomery, Public Supply (PWS) use;
 - xxii. Lenert Investments, LLC (Magnolia Forest RV Park), for a proposed amendment to OP-14072801, increase of 1 mg annually, 30427 Nichols Sawmill, Magnolia, Public Supply and Irrigation use;
 - xxiii. Residence RV, for a proposed amendment to OP-10020501, increase of 5 mg annually, 13640 FM 1314, Conroe, Public Supply & Irrigation use;
 - xxiv. Westwood North Water Supply, for a proposed amendment to OP-05110102, increase of 7 mg annually, 6311 Palmer Court, Magnolia, Public



- Supply (PWS) and Commercial use; and
- xxv. Southern Montgomery County MUD, for a proposed amendment to OP-06032301, increase of 100 mg annually, 406 Oak Ridge Grove Dr., Spring, Public Supply (PWS) use.

5. 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, NOVEMBER 10, 2020, 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) October 13, 2020, Public Hearing on Permit Applications
 - b) October 13, 2020, Regular Board of Directors Meeting
 - c) October 20, 2020, Special Board of Directors Meeting
7. Presentation of unaudited financials for the month of October 2020 – Samantha Stried Reiter
8. Presentation from Scott Carlson, Metropolitan Water, regarding the Vista Ridge Project – Jim Spigener



9. Receive Legislative Committee Report – Harry Hardman and/or Stacey V. Reese
10. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Mike Thornhill, TGI and/or Mike Keester, LRE Water
 - 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. 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
13. 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.
14. New Business
15. 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 November 6, 2020, 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