



BOARD MEETING

JULY 11, 2023

LSGCD



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

***To be held on Tuesday, July 11, 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, JULY 11, 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. (Mill Creek), for a proposed amendment to OP-19071801A-JSPR, for a proposed Jasper aquifer well to be drilled at 27660 N. Creek Dr., Magnolia, allocation of 85 mg for the Jasper annually, Public Supply (PWS) and Irrigation use, (Driller of record: Johnston Water Well);
 - ii. San Jacinto River Authority, for a proposed amendment to OP03-0050Q-CHEV and OP03-0050Q-JSPR, increase of 112.5 mg for the Chicot/Evangeline and 637.5 mg in the Jasper annually, 7508 Gosling Rd, The Woodlands, hydrogeological report submitted with application, Public Supply (PWS) use;
 - iii. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901H-JSPR, increase of 107.190841 mg in the Jasper annually, 12407 Marshall Dr., Magnolia, Public Supply (PWS) use;
 - iv. Quadvest, LP. (McCall Sound), for a proposed amendment to OP-06042502E-CHEV, increase of 5.69817 mg in the Evangeline annually, 23903 McCall Sound Blvd, Magnolia, Public Supply (PWS) and Irrigation use;
 - v. Montgomery County MUD #105, for a proposed amendment to OP-13092401E-CHEV, increase of 105 mg in the Evangeline annually, 4650 Riley Fuzzel Rd, Spring, Public Supply (PWS) and Commercial use;
 - vi. Westwood North Water Supply, for a proposed amendment to OP-05110102F-CHEV, increase of 10 mg in the Evangeline annually, 406 Macintosh Dr., Magnolia, Public Supply (PWS) and Commercial use;
 - vii. Iglesia De Dios Pentecostes "Palabra Viva", for a proposed amendment to OP-19042301-CHEV, increase of 0.05 mg annually, 15801 FM 3083, Conroe, Public Supply use;



- viii. CLW, Inc, for a proposed amendment to OP-10021801-CHEV, increase of 0.2 mg annually, 14055 Cox St., Splendora, Industrial use;
 - ix. City of Conroe, for a proposed amendment to OP02-0001-JSPR, increase of 750 mg annually, 1000 McCaleb Rd., Conroe, Public Supply (PWS) use, hydrogeological report submitted with application; and
 - x. Arissa Properties Office/Warehouse Water System, for a proposed Evangeline aquifer well to be drilled at 7191/7193 Old Hwy 105 W, not to exceed 1.1 mg annually, Public Supply use, (Driller of record: Bussell and Sons, LLC).
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-JSPR, for a proposed Jasper aquifer well to be drilled at 27660 N. Creek Dr., Magnolia, allocation of 85 mg for the Jasper annually, Public Supply (PWS) and Irrigation use, (Driller of record: Johnston Water Well);
 - ii. San Jacinto River Authority, for a proposed amendment to OP03-0050Q-CHEV and OP03-0050Q-JSPR, increase of 112.5 mg for the Chicot/Evangeline and 637.5 mg in the Jasper annually, 7508 Gosling Rd, The Woodlands, hydrogeological report submitted with application, Public Supply (PWS) use;
 - iii. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901H-JSPR, increase of 107.190841 mg in the Jasper annually, 12407 Marshall Dr., Magnolia, Public Supply (PWS) use;
 - iv. Quadvest, LP. (McCall Sound), for a proposed amendment to OP-06042502E-CHEV, increase of 5.69817 mg in the Evangeline annually, 23903 McCall Sound Blvd, Magnolia, Public Supply (PWS) and Irrigation use;
 - v. Montgomery County MUD #105, for a proposed amendment to OP-13092401E-CHEV, increase of 105 mg in the Evangeline annually, 4650 Riley Fuzzel Rd, Spring, Public Supply (PWS) and Commercial use;
 - vi. Westwood North Water Supply, for a proposed amendment to OP-05110102F-CHEV, increase of 10 mg in the Evangeline annually, 406 Macintosh Dr., Magnolia, Public Supply (PWS) and Commercial use;
 - vii. Iglesia De Dios Pentecostes "Palabra Viva", for a proposed amendment to OP-19042301-CHEV, increase of 0.05 mg annually, 15801 FM 3083, Conroe, Public Supply use;
 - viii. CLW, Inc, for a proposed amendment to OP-10021801-CHEV, increase of 0.2 mg annually, 14055 Cox St., Splendora, Industrial use;
 - ix. City of Conroe, for a proposed amendment to OP02-0001-JSPR, increase of 750 mg annually, 1000 McCaleb Rd., Conroe, Public Supply (PWS) use, hydrogeological report submitted with application; and
 - x. Arissa Properties Office/Warehouse Water System, for a proposed Evangeline aquifer well to be drilled at 7191/7193 Old Hwy 105 W, not to exceed 1.1 mg annually, Public Supply use, (Driller of record: Bussell and Sons, LLC).
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 July 7, 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/ Kirstin H. Hein

Kirstin Hein, Permitting Director
Lone Star Groundwater Conservation District



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

TUESDAY, JULY 11, 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—general manager vacancy and other vacant staff positions) 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) June 13, 2023, Hearing on Permit and Permit Amendment Applications
 - b) June 13, 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.
 - 2) Discuss, consider and take action as necessary related to the appointment of the General Manager.



- 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 June 2023 – Kirstin Hein
 - 3) Review of 2nd Quarterly Investment Report – Kirstin Hein

- C. 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

- 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

- 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).
 - 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. 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 failure to submit 2022 production report and/or fines associated with untimely submissions:
 - a) Richard Gysler & Cailean McAlister (HUPAG1500026A)

- 11. 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 failure to remit 2023 water use fees and/or fines associated with untimely submissions:



- a) Richard Gysler & Cailean McAlister (HUPAG1500026A)
12. 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 permitted allocation during the 2022 calendar year and/or fines associated with untimely submissions:
- a) Aqua Texas (Black Oak) - OP-16092601
 - b) Aqua Texas (Carriage Hills) - HUP005A & OP-05111403D
 - c) Aqua Texas (Cimarron Country) - HUP006 & OP-05111401C
 - d) Aqua Texas (Clear Creek Forest) - HUP007 & OP-05072101F
 - e) Aqua Texas (Hidden Forest) - HUP204 & OP-06112802D
 - f) Aqua Texas (Indigo Ranch) - HUP014 & OP-05072102H
 - g) Aqua Texas (Lake Conroe Village) - HUP016 & OP-07092601I
 - h) Aqua Texas (Lake Conroe & Tejas Creek) - HUP015 & OP03-0039C & OP-05092002
 - i) Aqua Texas (Lake Creek Forest) - HUP017 & OP-06092601F
 - j) Aqua Texas (Legends Ranch Estates) - OP03-0038G
 - k) Aqua Texas (Old Egypt) - HUP003
 - l) Aqua Texas (Walnut Springs) - HUP022A
 - m) Aqua Texas (West Lane) - OP-13032101
 - n) Aqua Texas (Wilshire Sub.) - HUP025 & OP-06122801A
 - o) Aqua Texas (Woodlands Pkwy) - OP-13082601
 - p) Berkshire Woodlands - OP-17012601
 - q) CC Woodlands LLC Player - HUP254 & OP-07052401D
 - r) City of Magnolia - HUP039 & OP-04041601D
 - s) City of Shenandoah - HUP043 & OP-04113002H
 - t) Crown Point Development - OP-11070802A
 - u) Crystal Springs Water (Chasewood) - HUP274 & OP-07121703
 - v) Crystal Springs Water (Ponderosa Pines) - OP-16092602B
 - w) Crystal Springs Water (Waukegan Way) - OP-18081501B
 - x) Crystal Springs Water (White Oak Hills) - HUP273 & OP-07102603B
 - y) East Montgomery County MUD 12 - OP-19060701B
 - z) Far Hills Utility District (AWS Production Well) - AWS-15120101
 - aa) Fish Creek Storage Ltd - OP-14072102
 - bb) GBT Realty - OP-21092201
 - cc) Grangerland Rentals, LLC - OP-08051901B
 - dd) Jo Mark 1 Ltd. - OP-08121201
 - ee) Johnston Water Utility, LLC - HUP104 & OP-056201I
 - ff) Lake Conroe Hills - HUP112 & OP-21121401A
 - gg) Midway Water Utilities - OP-07100402B
 - hh) Montgomery County MUD #9 - AWS-13082203E
 - ii) Montgomery County MUD #83 - HUP146 & OP-04042802F
 - jj) Montgomery County MUD #94 - OP03-0027J
 - kk) Montgomery County MUD #96 - OP-13102401C
 - ll) Montgomery County MUD 105 - OP-13092401E
 - mm) Montgomery County MUD 137 - OP-14061701E
 - nn) Montgomery County MUD 164 - OP-19012902B
 - oo) Ann Nguyen - OP02-0002E
 - pp) P & S Properties, LLC (Sapphire lessee) - OP-19102801
 - qq) Pinehurst Decker Prairie - HUP171&OP-05110202C



- rr) Ernan Puebla - OP-19122701
- ss) Quadvest, LP (Benders Landing) - HUP180 & OP-04030801K
- tt) Quadvest, LP (Indigo Lakes) - HUP181 & OP03-0024
- uu) Quadvest, LP (McCall Sound) - OP-06042502E
- vv) Quadvest, LP (Mill Creek) - OP-19071801A
- ww) Quadvest, LP 1 (Mostyn Manor) - HUP282 & OP-07061901I
- xx) Quadvest, LP 1 (Sendera Ranch) - HUP280 & OP-07061903E
- yy) SCI, Texas Funeral Services, Inc dba Forest Oak The Woodlands Funeral Home - OP-08032601C
- zz) Splendor Pipe Services - OP-11100704B
- aaa) T & W Water Services (Deer Run) - OP-07092807D
- bbb) T & W Water Services (Falls of Wildwood) – HUP286 & OP-07092801B
- ccc) T & W Water Services (Grand Harbor) – HUP291 & OP-07092802G
- ddd) T & W Water Services (Harbor Side) – HUP288 & OP-07092803E
- eee) T & W Water Services (Hidden Springs Ranch) - OP-07092809H
- fff) T & W Water Services (Millers Crossing) – HUP287 & OP-07092804E
- ggg) T & W Water Services (Old Mill Lake) – HUP285 & OP-07092805F
- hhh) T & W Water Services (Thousand Oaks) – HUP283 & OP-07092806I
- iii) The Springs Events – OP-21082701
- jjj) Undine Texas, LLC (Hazy Hallow) – HUP157C & OP-05061701C
- kkk) Westwood North Water Supply – HUP242 & OP-05110102G
- lll) White Oak Water Supply Corp – HUP244 & OP03-0056F
- mmm) WMC Steel, LLC – OP-19072404A

13. District’s Staff Report – The Permitting Director and Education and Outreach Conservation Coordinator 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.
– Kirstin Hein and Justin Saenz

14. 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.

15. New Business.

16. Adjourn.

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/s/ Kirstin H. Hein

Kirstin Hein, Permitting Director
Lone Star Groundwater Conservation District

Quadvest, LP. (Mill Creek)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-19071801B

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	85.000
GM Recommendation (MG):	85.000
Water use:	Public Supply (PWS) and Irrigation
Location:	27660 N. Creek Dr., Magnolia
Well Registration:	2022071308
Depth (ft):	1180.0
Diameter (in):	8.0

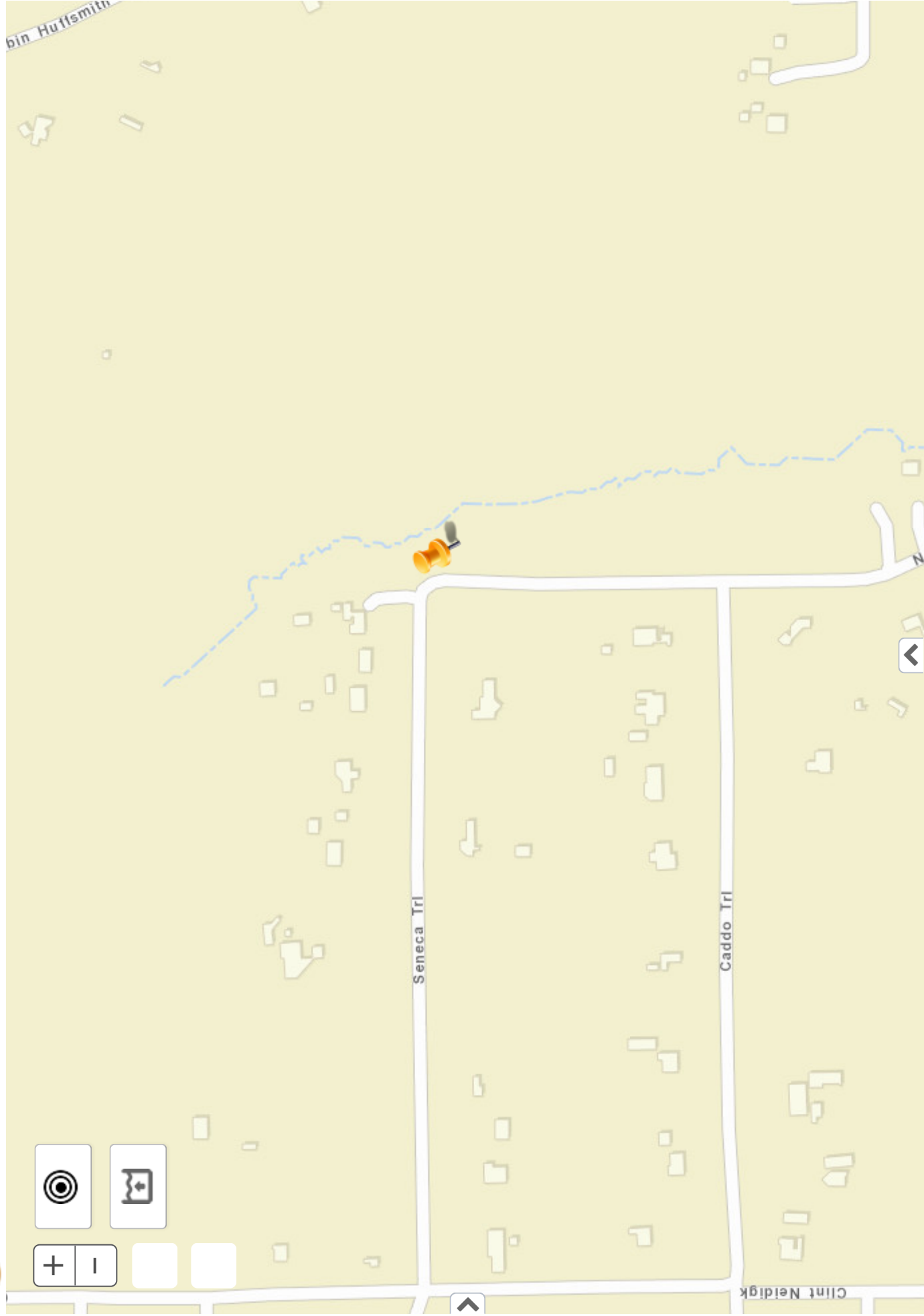
Information

1. **Amend** permit - add well to aggregate system and allocation. Permit Term: commencing July 11, 2023 in perpetuity. (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to allocation 85,000,000 gallons in the Jasper.
5. Applicant currently has an OP in the amount of 26,600,000 gallons in the Evangeline. Amount available pending approval of this application equals 26,600,000 gallons in the Evangeline and 85,000,000 gallons in the Jasper.
6. Applicant's reported pumpage for 2022 equals 28,127,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-19071801A-CHEV with an allocation of 26,600,000 gallons in the Evangeline. Applicant is requesting registration and authorization to drill one new well in the Jasper aquifer. Applicant is also requesting an allocation of 85,000,000 gallons in the Jasper annually. If approved the allocation will be 26,600,000 gallons in the Evangeline and 85,000,000 gallons in the Jasper annually. Water from these wells to supply water to 481 residential connections with a buildout of 932. District staff has reviewed the information supplied by the applicant and recommend to the Permitting Director that she recommends the Board approve that which has been requested.
8. Based on technical review, staff recommends to the Permitting Director that she recommend approval of that which is being requested.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Quadvest, LP. 1 (Mill Creek) OP-19071801B
27660 N. Creek Dr, Magnolia

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San Jacinto River Authority

Attn: Chris Meeks
2436 Sawdust Rd.
The Woodlands, TX 77380

Permit No. OP03-0050R

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	750.000
GM Recommendation (MG):	750.000
Water use:	Public Supply (PWS)
Location:	7508 Gosling Rd., The Woodlands
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend** permit - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase the Evangeline allocation by 112,500,000 gallons and the Jasper by 637,500,000 gallons.
5. Applicant currently has an HUP in the amount of 637,500,000 gallons in the Evangeline and 2,561,594,850 gallons in the Jasper and an OP in the amount of 0 gallons. Amount available pending approval of this application equals 564,546,150 gallons in the Evangeline and 3,199,094,850 gallons in the Jasper.
6. Applicant's reported pumpage for 2022 equals 3,594,025,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP193A-CHEV, HUP193A-JSPR, OP03-0050P-CHEV and OP03-0050P-JSPR with a combined allocation of 452,046,150 gallons in the Evangeline and 2,561,594,850 gallons in the Jasper. Applicant provides water service to residential and commercial connections. Usage for 2022 was recorded at 3,594,025,000 gallons. Applicant also utilizes a surface water connection with a 65/35 blend ratio. Applicant is requesting an additional 112,500,000 gallons in the Evangeline and 637,500,000 in the Jasper annually. If approved the aggregate allocation will be 564,546,150 in the Evangeline and 3,199,094,850 gallons in the Jasper. Applicant provides public supply water to an estimated 45,535 single family dwellings equivalent units including residential and commercial connections. Applicant is requesting the increase due to increase in demand. District staff have reviewed the information supplied and recommend to the Permit Director that she recommend the Board approve the requested increase of 112,500,000 gallons in the Evangeline and 637,500,000 gallons in the Jasper annually.
9. Based on technical review, staff recommends to the Permit Director that she recommend approval of that which is being requested.

Quadvest, LP. 1 (Mostyn Manor)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-070619011

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	107.190841
GM Recommendation (MG):	107.190841
Water use:	Public Supply (PWS)
Location:	12407 Marshall Dr, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend** permit - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 107,190,841 gallons in the Jasper.
5. Applicant currently has an HUP in the amount of 3,339,000 gallons in the Jasper and an OP-0701901H in the amount of 95,161,000 gallons in the Jasper. Amount available pending approval of this application equals 205,690,841 gallons in the Jasper.
6. Applicant's reported pumpage for 2022 equals 130,947,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP282-JSPR and OP-07061901H-JSPR with an aggregate allocation of 95,161,000 gallons in the Jasper annually. Applicant uses the water for public water supply and irrigation connections. Applicant is requesting an increase in the permit allocation of 107,190,841 gallons in the Jasper annually. If approved the revised aggregate allocation will be 205,690,841 gallons in the Jasper annually. Applicant has an estimated 725 single family dwellings with a buildout of 1,053 and HOA irrigation of 3.96 acres. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 107,190,841 gallons annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Quadvest, LP. (McCall Sound)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-06042502F

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	5.69817
GM Recommendation (MG):	5.69817
Water use:	Public Supply (PWS) & Irrigation
Location:	23903 McCall Sound Blvd, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend** permit - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 5,698,170 gallons.
5. Applicant currently has an OP in the amount of 20,049,000 gallons in the Evangeline. Amount available pending approval of this application equals 25,747,170 gallons in the Evangeline.
6. Applicant's reported pumpage for 2022 equals 23,501,000 gallons.
7. District Staff Technical Review and Recommendation: Applicant currently holds OP-06042502E-CHEV with an allocation of 20,049,000 gallons in the Evangeline annually. Applicant uses the water for public water supply and irrigation connections. Applicant is requesting an increase in the permit allocation of 5,698,170 gallons in the Evangeline annually. If approved the revised allocation will be 25,747,170 gallons in the Evangeline annually. Applicant has an estimated 98 single family dwellings and irrigation of 2.96 acres. Applicant further notes that homes are on 1 plus acre lots. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 5,698,170 gallons annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County MUD #105

Attn: Melissa Kapsen (MDS)
406 W. Grand Parkway S., Ste 260
Katy, TX 77494

Permit No. OP-13092401F

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	105.000
GM Recommendation (MG):	105.000
Water use:	Public Supply (PWS) & Commercial
Location:	4650 Riley Fuzzel Rd, Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend** permit - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 105,000,000 gallons in the Evangeline.
5. Applicant currently has an OP in the amount of 175,000,000 gallons in the Evangeline. Amount available pending approval of this application equals 280,000,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2022 equals 258,963,000 gallons in the Evangeline.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-13092401E-CHEV with an allocation of 175,000,000 gallons for the Evangeline. Applicant uses the water from these allocations to provide water service to residential, irrigation, builder, and commercial connections. Applicant is requesting an additional 105,000,000 gallons for the Evangeline annually. If approved the allocation will be 280,000,000 gallons for the Evangeline annually. Applicant provides public supply water to 1,089 MUD #105 single family, 35 MUD #152 single family, 10 commercial, and 38 HOA/common area irrigation connections. Applicant expects an additional 237 MUD #152 single family and 1 commercial. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 105,000,000 gallons for the Jasper annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Westwood North Water Supply

Attn: Natalia Espitia, H2o Innovation
P.O. Box 691008
Houston, TX 77269

Permit No. OP-05110102G

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	10.000
GM Recommendation (MG):	10.000
Water use:	Public Supply (PWS) & Commercial
Location:	406 Macintosh Dr., Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend** permit - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 10,000,000 gallons in the Chicot/Evangeline.
5. Applicant currently has an HUP in the amount of 42,780,262 gallons in the Chicot/Evangeline and an OP in the amount of 54,219,738 gallons in the Chicot/Evangeline. Amount available pending approval of this application equals 107,000,000 gallons in the Chicot/Evangeline.
6. Applicant's reported pumpage for 2022 equals 112,634,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-05110102F-CHEV and HUP242 with an aggregate allocation of 97,000,000 gallons for the Chicot/Evangeline. Applicant uses the water from these allocations to provide water service to residential, builder, and commercial connections. Applicant is requesting an additional 10,000,000 gallons for the Chicot/Evangeline annually. If approved the aggregate allocation will be 107,000,000 gallons for the Chicot/Evangeline annually. Applicant provides public supply water to 964 single family, and 91 commercial connections. Applicants estimated build of 1025 single family and 114 commercial connections. District staff have reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the requested increase of 10,000,000 gallons for the Jasper annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Iglesia De Dios Pentecostes "Palabra Viva"

Attn: Moises Torres
15801 FM 3083
Conroe, TX 77302

Permit No. OP-19042301A

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	0.050
GM Recommendation (MG):	0.050
Water use:	Public Supply
Location:	15801 FM 3083 Rd, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 50,000 gallons.
5. Applicant currently has an OP in the amount of 12,000 gallons. Amount available pending approval of this application equals 62,000 gallons.
6. Applicant's reported pumpage for 2023 equals 10,470 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-19042301 with an annual allocation of 12,000 gallons in the Evangeline aquifer. The water from this permit provides water for a church with 70 members that meet 4 days a week and 100 square feet of irrigation for a flower bed. The usage for 2023 thus far is 10,470 gallons. Applicant is requesting an additional 50,000 gallons in the Evangeline aquifer annually due to the initial under estimated use when permit was applied for. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 50,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

CLW, Inc

Attn: Tonya Stowe
P O Box 1677
Cleveland, TX 77328

Permit No. OP-10021801G

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	0.200
GM Recommendation (MG):	0.200
Water use:	Industrial
Location:	14055 Cox St, Splendora
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 200,000 gallons.
5. Applicant currently has an OP in the amount of 6,734,000 gallons. Amount available pending approval of this application equals 6,934,000 gallons.
6. Applicant's reported pumpage for 2023 equals 1,292,900 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-10021801F with an annual allocation of 6,734,000 gallons in the Evangeline aquifer. The water from this permit provides water for a lumber processing company and 62 employees. The usage for 2023 thus far is 1,292,900 gallons. Applicant is requesting an additional 50,000 gallons in the Evangeline aquifer annually due to the installation of a kiln, in addition to the increase in the manufacturing and treating of lumber. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 200,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

City of Conroe

Attn: Jason Rodriguez
P.O. Box 3066
Conroe, TX 77305

Permit No. OP02-0001O

Amend Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	750.000
GM Recommendation (MG):	750.000
Water use:	Public Supply (PWS)
Location:	#1050 Conroe Park West Drive, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 750,000,000 gallons.
5. Applicant currently has an HUP in the amount of 2,018,900,000 gallons and an OP in the amount of 1,081,100,000 gallons. Amount available pending approval of this application equals 3,850,000,000 gallons.
6. Applicant's reported pumpage for 2023 year to date equals 1,429,928,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP038C and OP02-0001M with a combined allocation of 3,100,000,000 gallons annually. Applicant also holds AWS-12081601 with an allocation of 483,840,000 gallons. This allocation is used to supply water to a public water system with 25,457 connections. Applicant is requesting an additional 750,000,000 gallons annually due to an increase in connections and demand. Staff recommends to the General Manager that she recommends the Board approved the increase of 750,000,000 gallons annually as requested
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Arissa Properties Office/Warehouse Water System

Attn: Aaron McGuire
1500 N. Post Oak Rd., Ste 190
Houston, TX 77055

Permit No. OP-23062001

Operating Permit

Date of Hearing:	7/11/2023
Request (MG):	1.100
GM Recommendation (MG):	1.100
Water use:	Public Supply
Location:	7191/7193 Old Hwy 105 W, Conroe
Well Registration:	2023062003
Depth (ft):	370.0
Diameter (in):	5.0

Information

1. Issue a permit commencing July 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 2,000,000 gallons for 2023 and annually thereafter.
5. Applicant will provides water for 2 warehouses (undetermined use to date), 25 employees, 2.14 acres irrigation and a 100,000 gallon fire tank.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting authorization to begin construction of a new well which will serve Arissa Properties Office/Warehouse Water System in the Evangeline aquifer. Applicant is further requesting the issuance of OP-23062001 with an allocation of 1,100,000 gallons for 2023 and beyond in the Evangeline aquifer. Applicant states the allocation will be used for 2 large warehouses, with approximately 25 employees and 2.14 acres of irrigation for the irrigation of grass, shrubs and trees around the facilities. District staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and the allocation of 1,100,000 gallons for 2023 and beyond as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

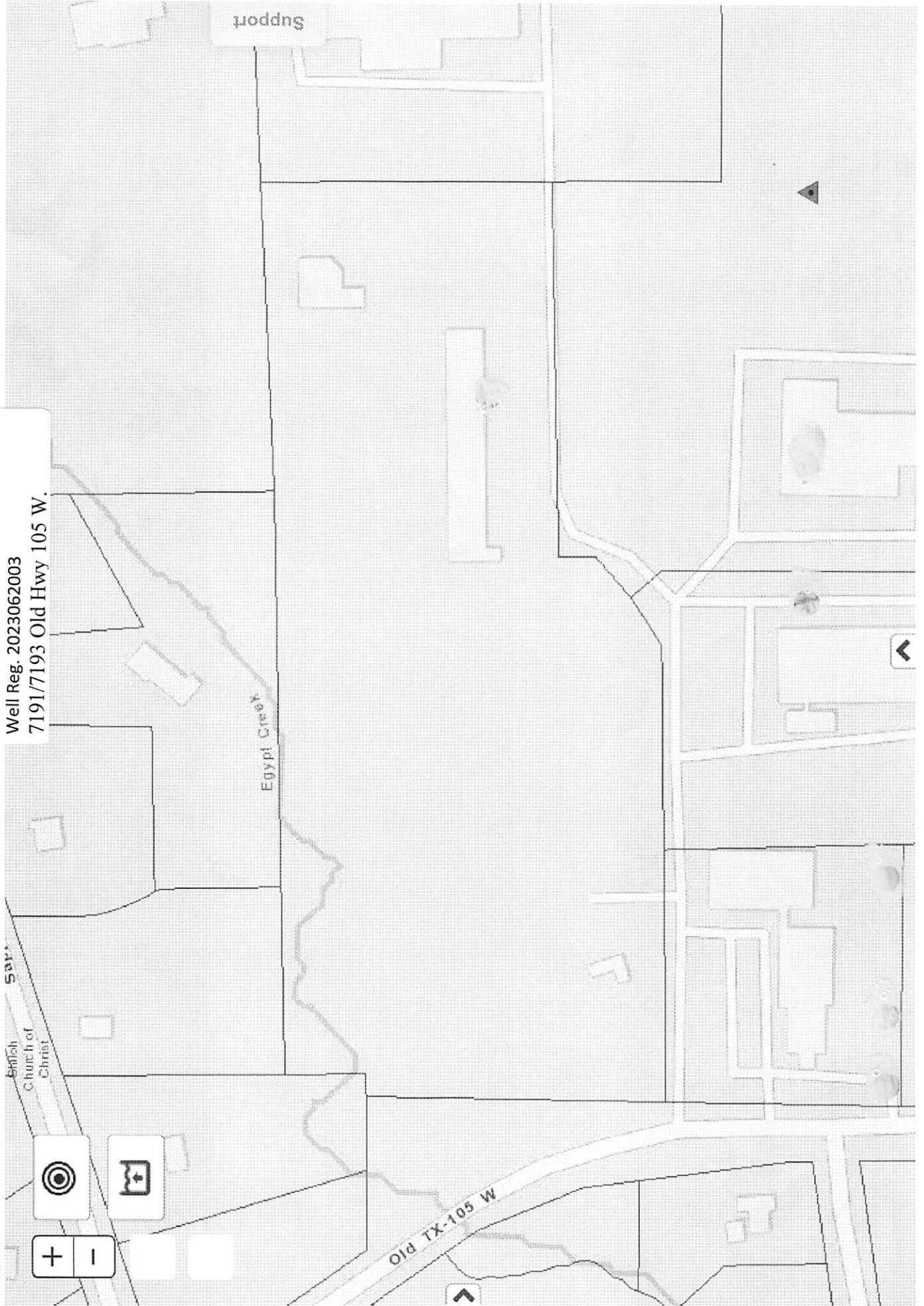
Lonestar GCD

ArissaProperties Office
Warehouse Water System
OP-23062001/

Well Reg. 2023062003

7191/7193 Old Hwy 105 W.

Hello, LSGCD Internal!
Home | Log off | Help



LONE STAR GROUNDWATER CONSERVATION DISTRICT

June 13, 2023

MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on June 13, 2023.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:08 PM announcing the meeting open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jon Paul Bouché
Jonathan Prykryl
Janice Thigpen
Stuart Traylor
Jim Spigener
Garry Dent
Kenneth Earnest-Absent

Six members of the Board were present, thus constituting a quorum of the Board of Directors. Also, in attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit “A” to the Regular Board of Directors Meeting minutes.*

PUBLIC COMMENTS:

No comments were received.

Ms. Hein stated there are 17 permit applications before you today. Please note that Item 1 has been removed at the request of the permittee. Of the remaining 16 items, nine (9) include

requests for an increase in allocation, two (2) are requested to add a new well and allocation to an existing permit, four (4) requests for a new permit including a new well, and finally one request to permit an existing well. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested

June 2023 Permit Hearing GM Recommendations:

1. ~~Quadvest, L.P. (Mill Creek)~~

~~Applicant is requesting an amendment to an Operating Permit OP-19071801-CHEV for registration of a new Evangeline Aquifer well and an increase in production authorization in the amount of 85,000,000 gallons for 2023 and annually thereafter. Application pulled from public hearing at permittee's request.~~

2. NextEra Water Texas, LLC (Yesterdays Crossing)

Applicant is requesting an amendment to an Operating Permit OP-06042501-JSPR for an increase in production authorization in the amount of 3,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

3. Montgomery County MUD #164

Applicant is requesting an amendment to an Operating Permit OP-19012902-CHEV for an increase in production authorization in the amount of 60,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

4. Wood Trace MUD No. 1

Applicant is requesting an amendment to an Operating Permit OP-07020801-JSPR for an increase in production authorization in the amount of 75,000,800 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

5. Jorge and Lorena Macias

Applicant requesting registration of an existing Evangeline Aquifer well and production authorization in the amount of 300,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

6. Utility Investment Company, Inc. (Cielo Subdivision)

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 27,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

7. Montgomery County MUD #89 (Also MUD 88)

Applicant is requesting an amendment to an Operating Permit OP03-0043-CHEV for an increase in production authorization in the amount of 72,000,000 gallons for 2023 and annually thereafter. Based

on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

8. Montgomery County MUD #112

Applicant is requesting an amendment to an Operating Permit OP-06080402-JSPR for an increase in production authorization in the amount of 375,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

9. New Horizons

Applicant is requesting an amendment to an Operating Permit OP-04042701-CHEV for an increase in production authorization in the amount of 70,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

10. Peaceful Pines RV Park (BJZ Interest)

Applicant is requesting an amendment to an Operating Permit OP-18102201-CHEV for a change in water use type from commercial to public water supply, registration of a new Evangeline Aquifer well, and an increase in production authorization in the amount of 200,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

11. Alberto Diez Rojo

Applicant is requesting registration of a new Jasper Aquifer well and production authorization in the amount of 1,500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

12. East Montgomery County MUD 12

Applicant is requesting an amendment to an Operating Permit OP-19060701-CHEV for an increase in production authorization in the amount of 70,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

13. Far Hills Utility District (AWS Production Well)

Applicant is requesting an amendment to an Operating Permit AWS-15120101-CAT for an increase in production authorization in the amount of 41,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

14. Geovanny Auz

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 2,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

15. Audubon Magnolia Development, LLC (MUD #1)

Applicant is requesting an amendment to an Operating Permit OP-23050101-CHEV to convert a test hole to a supply well in the Evangeline Aquifer, and an increase in production authorization in the amount of 50,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

16. Johnston Water Utility, LLC

Applicant is requesting an amendment to an Operating Permit OP-05062001-CHEV for an increase in production authorization in the amount of 37,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

17. FM 1485 C-Store

Applicant is requesting registration of a new Chicot Aquifer well and production authorization in the amount of 1,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Treasurer Prykryl motioned to approve item #2-17, as recommended by the General Manager. Secretary Thigpen seconded. Motion passed.

ADJOURN:

There being no further business, President Spigener motioned to adjourn the public hearing on permit applications. The meeting was adjourned at 6:15 pm.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF JULY 2023.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

June 13, 2023

MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on June 13, 2023.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:15 PM, announcing that it was open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jon Paul Bouché
Janice Thigpen
Stuart Traylor
Jonathan Prykryl
Jim Spigener
Garry Dent
Kenneth Earnest -Absent

Six members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

PUBLIC COMMENTS:

Shannon Marsh: Shannon Marsh expressed concerns about overproduction fines and violations received by their organization. They had filed three permit applications, two of which were approved without issues. However, the third application faced delays due to not meeting Lone Star's criteria. Shannon argues that they shouldn't be forced to pay the violation fee for an application that took months to process and was finally approved. Ms. Reese clarified that the violation was not on the agenda for discussion that evening. If Shannon refuses to sign the consent

order, a hearing will be scheduled at a later date. The Board of Directors thanked Mr. Marsh for their public comment and states that further discussion can occur during the hearing.

Simon Sequoia: Mr. Sequoia requested to make public comment on the 2022 Overpumpage fees. In particular, Mr. Sequoia wished to draw the Board's attention to the current overpumpage fine rate of \$6.00/1000 gallons. Mr. Sequoia requested that the Board review the District Rules that allows for the \$6.00/1000 overproduction fine to ensure it is fair and reasonable.

APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes as listed for approval on today's agenda. Without further discussion, upon a motion by Vice-President Traylor and seconded by Treasurer Prykryl, the Board approved the meeting minutes as presented.

- 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 Meetings

COMMITTEE REPORTS:

A. Budget & Finance Committee – Jonathan Prykryl, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting - Director Prykryl stated that there was nothing new to report. He anticipates a meeting to take place during the summer.
- 2) Review of unaudited financials for the month of May 2023 – Ms. Reiter reported the income for the month of May 2023 came in at \$1,606,273.95 and our expenses totalled \$156,163.04 resulting in a net income of 1.4 million our year-to-date net income as of the end of May and totalled 1.7 million and our total cash on hand as you all are aware is came in at just under just over 5 million.
- 3) Discussion, consideration and possible action regarding Resolution #23-004 Reviewing and Approving Investment Policy and Investment Strategies – Ms. Reiter reported that they need to review and reapprove their investment policy. She clarified that no changes have been made to the policy and that Ms. Reiter, along with Treasurer Prykryl and President Spigener as past Treasurer, have undergone public funds and investment training to ensure compliance. Ms. Reiter emphasizes that the policy is a standard one that requires annual re-adoption, and the only modification made is updating the dates to reflect the current day's consideration for readoption.

President Spigener called for a motion, Treasurer Prykryl moved to approve the Investment Policy and Investment Strategies, Vice President Traylor Seconded the motion. President Spigener called for a vote, motion passed.

- 4) Discussion, consideration and possible action regarding approval of landscape enhancements – Ms. Reiter informed the board that she has been discussing landscaping options with President Spigener. They have researched various companies and found one that offered competitive pricing. To carry out the landscaping work, they contracted with PGS. Ms. Reiter mentioned that the landscaping quote and payment check are included in the board packets. However, since the payment amount exceeds Mr. Reiter’s authorization limit, board approval is required to proceed with the payment.

There was no further discussion, Director Brochure moved to approve the payment to PGS, Director Traylor second the motion. President Spigener called for a vote, the motion passed.

B. External Affairs Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting – President Spigener acknowledges that the legislative session has been exceptionally busy, particularly in relation to water matters. The session recently adjourned on May 29th. The District's legislative team is actively engaging with legislators and staying informed about ongoing legislative issues. President Spigener emphasizes the importance of maintaining a legislative presence even after the session has ended.
- 2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD – Ms. Reese gave an update on the 2023 Texas Legislative Session and bills of interest to Lone Star GCD. A copy of her presentation will be attached to the Board Packet.
- 3) Discussion, consideration, and possible action regarding District consultant contracts – Nothing to report on

C. DFC & Technical Committee – Stuart Traylor, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting – Vice President Traylor informed the board that the committee has not met since the previous board meeting. The District sent out an email with an informational one-pager and a request for participation in Phase III of the Subsidence Study. As of the meeting, District staff received responses from two entities. Ms. Reiter shared that MUD 89's Board President and Spring Creek MUD also have expressed interest in learning more about the study shortly before the Board Meeting. President Spigener explains that the District is actively seeking sites for coring and wells with reliable log information. Porter SUD has offered land for potential use, and Southern Montgomery County MUD has expressed interest and wants to participate in stakeholder meetings. President Spigener suggested a meeting with Southern Montgomery County MUD and possibly the DFC Committee. Ms. Reese asks about feedback from The Woodlands or SJRA regarding a potential site in The Woodlands area, to which Ms. Reiter responded that no response was received. Ms. Reiter reiterates that Spring Creek MUD is seeking more information, and MUD 89 has a well in the area with potential locations. Treasurer Prykryl noted that JSRA and The Woodlands Water Agency

have not reached out to offer support or assistance in Phase III of the Subsidence Study.

D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting – President Spigener informed that the District initially opened the Rules for a 60-day comment period, but received feedback indicating that many people did not have the opportunity to provide input. To ensure comprehensive feedback, the District will reopen the comment period for an additional 30 days, closing on July 13th. The board will study the feedback received and organize a workshop to discuss potential changes based on the received comments. The District is committed to a serious and genuine improvement process. It is important to note that the existing rules must be followed until the proper process of rule change is completed.

- 2) Discussion and possible action regarding written public comments on District rules – Ms. Reiter stated that during overpumpage meetings, she and Ms. Hein have been taking notes and encouraging others to provide written feedback to the Rules Committee. Ms. Reese added that written comments are preferred due to their ease of tracking and reference compared to verbal comments. President Spigener clarified that any letters received in the past 90 days will be considered as comments. Both Mr. Spigener and Ms. Reese emphasized that there is no specific deadline for passing the new rules and changes can be made as necessary. The objective is to gather feedback, conduct the workshop, and implement changes efficiently, without unnecessary delays. Proposed rules are expected to be ready in early fall and adopted before the year ends.

RECEIVE INFORMATION FROM DISTRICT’S TECHNICAL CONSULTANTS REGARDING SUBSIDENCE STUDIES AND/OR DISCUSSION REGARDING THE SAME:

The technical consultants do not have any additional updates to provide regarding the project.

GROUNDWATER MANAGEMENT AREA 14 - UPDATE THE BOARD ON THE ISSUES RELATED TO JOINT PLANNING ACTIVITIES AND DEVELOPMENT OF DESIRED FUTURE CONDITIONS IN GMA 14:

- a) Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14 – President Spigener reported, during the last GMA (Groundwater Management Area) meeting, the Texas Water Development Board (TWDB) presented the Gulf 2023 Model. It was revealed that the model was developed for a subsidence district without input from any groundwater conservation district (GCD). Many attendees, including the District, expressed dissatisfaction with the model and a desire to modify it to suit the GCD's needs. An agreement was reached with TWDB and the GMA 14 voting members regarding the future process for making changes to the proposed model following a procedure previously implemented in GMA 12. President Spigener,

emphasized the importance of obtaining coring samples and compaction data to supplement the extrapolated data present in the Gulf 2023 model, particularly for the Jasper aquifer. They mentioned plans to collaborate with other GMA members and establish a better relationship with the TWDB. Overall, President Spigener considered the meeting fruitful and anticipated reconvening in late fall. The TWDB will hold meetings with technical consultants to discuss GCDs' comments on the model and determine if further adjustments are necessary. The next GMA meeting is expected to take place in September. The President Spigener expressed disappointment with the weak responses and lack of action from the GMA regarding their comments.

b) Discussion, consideration, and possible action to designate a district representative(s) for joint planning in management area – Ms. Reese advised, according to Chapter 36, the presiding officer has the authority to designate representatives, and currently, Ms. Reiter holds that role, with the President serving as an alternate when the General Manager is unavailable. However, Ms. Reiter will no longer fulfill that position, so a replacement needs to be identified. While the board is not required to take action on this, in the past, there has been a vote on the matter. Director Bouché suggested nominating Director Earnest, as he is a geologist and would be a suitable choice, but he currently in Japan. Ms. Reese suggested to table the discussion and revisit it the July meeting.

GENERAL MANAGER'S REPORT:

Ms. Reiter reported that in addition to discussing overpumpage violations, she with District staff, including Kirstin, Darlene, and Dawn from the permitting department, have been working to educate permit holders about the processes and current rules. They have made good progress and received valuable feedback, which will be compiled and provided to the Rules Committee. A new employee, Justin Saenz, will be joining as the Education and Conservation Outreach Coordinator, starting on Monday. Justin's experience with Texas Agrilife and his involvement in education area expected to significantly contribute to the growth of the education department. Conference updates were shared, including two directors signing up for TAGD's annual groundwater summit, with Kirstin and Justin also attending. Job postings for Public Affairs and Communications Director and General Manager were announced, and resumes have been received and will be considered by the Board. Ms. Reiter concluded by expressing gratitude to the Board of Directors, district staff, and permittees during her 13 years with the District. Ms. Reiter made the difficult decision to resign from the District effective June 15th.

GENERAL COUNSEL'S REPORT:

Ms. Reese stated she had nothing to report at this time.

EXECUTIVE SESSION:

The Board recessed at 7:01 PM into a closed Executive Session pursuant to Texas Government Code, Sections 551.074 to discuss personnel matters and annual review of the General Manager, and 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 hearing posted for today.

RECONVENE IN OPEN SESSION:

DISCUSS, CONSIDER AND TAKE ACTION AS NECESSARY RELATED TO THE RESIGNATION OF THE GENERAL MANAGER:

Following Executive Session, the Board reconvened in Open Session and President Spigener declared it open to the public at 9:00 PM

During the resumed Regular Meeting, item #11 on the agenda involved the consideration and action on the resignation of the General Manager, Ms. Reiter. The board reluctantly accepted her resignation, and it was decided that Ms. Hein would take on some of the General Manager's responsibilities until a new General Manager is appointed. The specific tasks that Ms. Hein will assume are still being determined, and a finalized list will be prepared in due course. As a result of the additional duties as a permit director, a salary increase for Ms. Hein was recommended.

President Spigener called for a motion, Vice President Traylor moved to accept the resignation of the General Manager and give General Manager authorization to Ms. Hein as Permitting Director with a salary increase to match the added responsibility. Director Dent second the motion. President Spigener called for a vote, motion passed.

NEW BUSINESS:

Nothing to report on currently.

ADJOURN:

There being no further business, Vice-President Traylor motioned to adjourn the meeting and Treasurer Prykryl seconded. The meeting was adjourned at 9:02 PM.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE 2023.

Janice Thigpen, Board Secretary



Board of Directors Meeting

Legislative Update

June 13, 2023



1

Bills Sent to Governor (6/18 veto deadline)

- HB 1971 (Ashby) (signed, effective immediately)**
 - 180-days to issue decision after receipt of final PFD from SOAH
 - 90 days to make decision after motion for rehearing
 - Director disqualification
- HB 2443 (Harris) (signed, effective 9/1/23)**
 - Allows certain person to petition a GCD to adopt or change certain rules
- HB 3059 (King)**
 - Max increase on export fees; used for mitigation, monitoring, AWS
- HB 3278 (Price)**
 - GCD summary/materials on DFC posted on internet for 30 days
- HB 3440 (Canales)**
 - requires posting of agenda and notice for districts w/ website



2

Bills Sent to Governor Cont'd

6. **SB 28 (Perry/King)**
 - water infrastructure and new water supply funding (\$1 billion, must be approved by votes in November)
7. **SB 1746 (Perry, Bell)**
 - Exemption for water well for temporary use to supply water for rig drilling groundwater well
8. **SB 2440 (Perry)**
 - on groundwater availability certificates
9. **HB 3744 (Goldman)**
 - License/exam: water well drillers and water well pump installers
10. **HB 2759 (Thompson, Perry) (signed, effective 9/1/23)**
 - Establishes TexMesonet Hydrometeorology Network/Ad. Com.



3

Bills Sent to Governor Cont'd

11. **SB 1047 (Perry, Tepper) (signed, effective immediately)**
 - Activities of Texas Produced Water Consortium
12. **SJR 75 (Perry, King)**
 - Const. am. creating Texas Water Fund to finance water projects administered by TWDB (fund will be used to transfer money to other funds or accounts administered by TWDB)
13. **SB 1080**
 - Gives LPGCD express authority to develop mitigation reimbursement program to address excessive drawdown that results in nonproductive wells or not achieving DFC



4

Tracked Bills that Didn't Pass

1. HB 2735 (King) Security bond for lawsuit/permit contest
2. HB 3990 (Kacal) Study of surface water/groundwater interaction
3. HB 4444 (King) Waste beneficial use
4. HB 4532 (Kacal) Modeling Sustained Groundwater Pumping
5. HB 4891 (Rogers) Relating to achievement of DFCs
6. HB 5052 (Gerdes) Consider exempt wells in permitting
7. HB 5122 (Lopez) restrict use of water from an exempt well for irrigation of turf grass or ornamental landscape
8. HB 5302 (Kacal) petition of GCD before TCEQ
9. SB 156 (Perry) atty fees, DFC, petition GCD, notice to well owners
10. SB 2291 (Zaffirini) Fund for plugging abandoned/deteriorated wells



5

Questions?



6

Lone Star Groundwater Conservation District

Balance Sheet

As of June 30, 2023

Accrual Basis

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	5,433,644.98
First Bank (Operating)	60,762.16
TexPool	48,630.27
Total Checking/Savings	5,543,037.41
Accounts Receivable	
Accounts Receivable	811,984.65
Total Accounts Receivable	811,984.65
Other Current Assets	
Allow for Bad Debts	-30,819.89
Other Receivable	
Allowance for Doubiful Accounts	20,602.80
Total Other Receivable	20,602.80
Prepaid Insurance	
TWCA premium	10,956.88
Prepaid Dishonesty & Public Bond	1,097.45
Total Prepaid Insurance	12,054.33
Total Other Current Assets	1,837.24
Total Current Assets	6,356,859.30
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-423,236.04
Total Bldg & Land	1,430,503.23
Furniture & Equipment	
Furniture/Fixture/Equipment	350,516.94
Accumulated Depreciation	-264,509.70
Total Furniture & Equipment	86,007.24
Total Fixed Assets	1,516,510.47
TOTAL ASSETS	7,873,369.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	14,641.81
Total Accounts Payable	14,641.81
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-68,400.46
Total Accrued Expenses	-1,228.93
Accrued Vacation Time	19,426.32
Deferred Revenue	-529,747.79

Lone Star Groundwater Conservation District

Balance Sheet

As of June 30, 2023

Accrual Basis

	Jun 30, 23
Direct Deposit Liabilities	
ICMA 401(a)-EE portion	0.03
Total Direct Deposit Liabilities	0.03
Payroll Liabilities	2,190.05
Total Other Current Liabilities	-509,306.32
Total Current Liabilities	-494,664.51
Total Liabilities	-494,664.51
Equity	
Invested in Capital Assets, net	1,518,850.65
Retained Earnings	5,381,034.15
Net Income	1,468,149.48
Total Equity	8,368,034.28
TOTAL LIABILITIES & EQUITY	<u>7,873,369.77</u>

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
 June 2023

4:06 PM
 07/06/23
 Accrual Basis

	Jun 23	Budget	Jan - Jun 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
AWS Production Permit	0.00	250.00	0.00	1,500.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	750.00	1,500.00
Existing Well Application	0.00	125.00	225.00	750.00	1,500.00
Operating Permit	2,275.00	1,833.33	38,801.52	10,999.98	22,000.00
Temporary Permit	0.00	500.00	500.00		
Application Fee - Other	0.00	412.50	450.00	2,475.00	4,950.00
Total Application Fee	2,275.00	2,745.83	39,976.52	16,474.98	32,950.00
Administrative Fees - Other					
Change of Ownership/Type	-775.92	333.33	0.00	1,999.98	4,000.00
Publication Fees	1,050.00	416.66	4,950.00	2,499.96	5,000.00
Record Request	0.00	125.00	0.00	750.00	1,500.00
Returned Check Fee	0.00	4.16	50.00	24.96	50.00
Well/Meter Re-Inspection Fees	0.00	166.66	0.00	999.96	2,000.00
Total Administrative Fee	2,549.38	3,791.64	44,976.52	22,749.84	45,500.00
Interest Income					
Lone Star GCD Fees	650.76	416.66	3,679.60	2,499.96	5,000.00
Agricultural Permits					
Agricultural HUP 2023	62.05	95.38	372.30	572.28	1,144.57
Agricultural OP 2023	76.33	112.95	457.98	677.70	1,355.43
Total Agricultural Permits	138.38	208.33	830.28	1,249.98	2,500.00
Export Fees					
Historic Use Fee	0.00	50.00	0.00	300.00	600.00
Historic Use Fee 2023	95,177.93	125,000.00	578,030.03	750,000.00	1,500,000.00
Total Historic Use Fee	95,177.93	125,000.00	578,030.03	750,000.00	1,500,000.00
Operating Permit Fees					
Operating Permit 2023	160,131.94	116,666.66	812,957.95	699,999.96	1,400,000.00
Operating Permit 2022	1,062.23		1,262.07		
Total Operating Permit Fees	161,194.17	116,666.66	814,220.02	699,999.96	1,400,000.00

Lone Star Groundwater Conservation District

Statement of Revenues and Expenditures - Budget vs. Actual

June 2023

	Jun 23	Budget	Jan - Jun 23	YTD Budget	Annual Budget
AWS Production fees					
AWS Production Fees - 2023	14,233.20	16,666.66	86,599.20	99,999.96	200,000.00
Total AWS Production fees	14,233.20	16,666.66	86,599.20	99,999.96	200,000.00
Overpumpage of a Permit	218,403.84	4,166.66	942,172.72	24,999.96	50,000.00
Penalty/ Interest	0.00	833.33	27,223.53	4,999.98	10,000.00
Total Lone Star GCD Fees	489,147.52	263,591.64	2,449,075.78	1,581,549.84	3,163,100.00
Total Income	492,347.66	267,799.94	2,497,731.90	1,606,799.64	3,213,600.00
Gross Profit	492,347.66	267,799.94	2,497,731.90	1,606,799.64	3,213,600.00
Expense					
Election Expense	0.00	8,333.33	3,094.00	49,999.98	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	24,999.96	50,000.00
Total Litigation	0.00	4,166.66	0.00	24,999.96	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	2,499.96	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	48,999.96	98,000.00
PAM Units	259.00	1,250.00	259.00	7,500.00	15,000.00
Educational Curriculum Schools	16,427.65	4,166.66	36,508.85	24,999.96	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	375.00	750.00
Website Modification	0.00	416.66	0.00	2,499.96	5,000.00
ET Weather Station Network	40.13	208.33	248.53	1,249.98	2,500.00
Communication/Public Awareness	0.00	1,666.66	0.00	9,999.96	20,000.00
Conservation Products	0.00	666.66	0.00	3,999.96	8,000.00
Total Community Aware/Public Relation	16,726.78	17,020.79	37,016.38	102,124.74	204,250.00
Total Educate/Public Aware Coordinate	16,726.78	17,020.79	37,016.38	102,124.74	204,250.00
Attorney Fees					
Legislative Consulting	13,000.00	11,666.66	78,000.00	69,999.96	140,000.00
PIA Legal Work	0.00	416.66	2,481.50	2,499.96	5,000.00
General Counsel Work	0.00	31,250.00	144,236.67	187,500.00	375,000.00
Legal Work - Additional	1,379.35	2,500.00	5,655.85	15,000.00	30,000.00
Total Attorney Fees	14,379.35	45,833.32	230,374.02	274,999.92	550,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
June 2023

	Jun 23	Budget	Jan - Jun 23	YTD Budget	Annual Budget
Board Expense					
Meeting/Conference	2,800.91	416.66	4,942.84	2,499.96	5,000.00
Per Diem	3,000.00	5,250.00	25,000.00	31,500.00	63,000.00
Payroll Tax Liability - Board	230.50	458.33	1,818.63	2,749.98	5,500.00
Board Meeting Expense	622.38	500.00	3,254.08	3,000.00	6,000.00
Total Board Expense	6,653.79	6,624.99	35,015.55	39,749.94	79,500.00
Advertising/Public Notices					
Audit Fees	50.00	500.00	280.30	3,000.00	6,000.00
Building Expense	0.00	812.50	0.00	4,875.00	9,750.00
Building Maintenance	2,238.50	2,916.66	36,033.10	17,499.96	35,000.00
Utilities & Housekeeping	6,488.97	4,333.33	28,364.67	25,999.98	52,000.00
Total Building Expense	8,727.47	7,249.99	64,397.77	43,499.94	87,000.00
Computer Support					
Hosting/Internet/Backup	600.10	2,333.33	3,600.60	13,999.98	28,000.00
Repair & Support	1,993.33	2,166.66	10,145.33	12,999.96	26,000.00
Software	184.00	416.66	6,342.24	2,499.96	5,000.00
Total Computer Support	2,777.43	4,916.65	20,088.17	29,499.90	59,000.00
Engineering					
District Engineer	0.00	10,416.66	58,074.25	62,499.96	125,000.00
Engineering Consult Svcs	0.00	16,666.66	135,917.89	99,999.96	200,000.00
GMA 14 Planning	0.00	4,166.66	6,109.99	24,999.96	50,000.00
Well Permit Database Management	1,131.21	8,333.33	11,631.21	49,999.98	100,000.00
Total Engineering	1,131.21	39,583.31	211,733.34	237,499.86	475,000.00
Field/Technical Expense					
Field Supplies	745.00	291.66	1,312.38	1,749.96	3,500.00
Vehicle Fuel Expense	535.63	541.66	2,414.19	3,249.96	6,500.00
Vehicle/Mobile/Lab Repair & Maint	134.97	250.00	804.15	1,500.00	3,000.00
Vehicle -Capital expense	0.00	416.66	0.00	2,499.96	5,000.00
Total Field/Technical Expense	1,415.60	1,499.98	4,530.72	8,999.88	18,000.00
Insurance					
Bonds	49.79	83.33	307.33	499.98	1,000.00
Building & Property Insurance	444.00	416.66	2,664.00	2,499.96	5,000.00
Errors and Omissions	173.00	216.75	1,038.00	1,300.50	2,601.00
Liability	87.50	98.16	525.00	588.96	1,178.00
Vehicle Insurance	219.50	259.58	1,317.00	1,557.48	3,115.00
Total Insurance	973.79	1,074.48	5,851.33	6,446.88	12,894.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
June 2023

	Jun 23	Budget	Jan - Jun 23	YTD Budget	Annual Budget
Manager					
Travel/Edu/Training	780.00	666.66	1,002.07	3,999.96	8,000.00
Vehicle Allowance	300.00	600.00	3,300.00	3,600.00	7,200.00
Total Manager	<u>1,080.00</u>	<u>1,266.66</u>	<u>4,302.07</u>	<u>7,599.96</u>	<u>15,200.00</u>
Memberships Dues /Subscriptions					
Miscellaneous	0.00	833.33	6,873.00	4,999.98	10,000.00
Miscellaneous Expense	<u>-463.40</u>	<u>416.66</u>	<u>37.49</u>	<u>2,499.96</u>	<u>5,000.00</u>
Total Miscellaneous	<u>-463.40</u>	<u>416.66</u>	<u>37.49</u>	<u>2,499.96</u>	<u>5,000.00</u>
Office Expenses					
Equipment Lease - Copier	175.00		614.50		
Office Equipment	0.00	541.66	6,268.32	3,249.96	6,500.00
Office Supplies	932.92	500.00	2,953.50	3,000.00	6,000.00
Total Office Expenses	<u>1,107.92</u>	<u>1,041.66</u>	<u>9,836.32</u>	<u>6,249.96</u>	<u>12,500.00</u>
Payroll Expenses					
Salaries	52,377.83	62,500.00	272,685.23	375,000.00	750,000.00
Payroll Tax Liability	3,933.62	3,875.00	20,520.79	23,250.00	46,500.00
Retirement	2,875.01	3,750.00	16,093.43	22,500.00	45,000.00
Medical/Life	4,524.26	5,833.33	27,146.11	34,999.98	70,000.00
SUI	6.56	208.33	74.82	1,249.98	2,500.00
Workman's Comp	178.23	183.33	816.61	1,099.98	2,200.00
Payroll Service Fees	70.00	83.33	539.95	499.98	1,000.00
Total Payroll Expenses	<u>63,965.51</u>	<u>76,433.32</u>	<u>337,876.94</u>	<u>458,599.92</u>	<u>917,200.00</u>
Postage Expense					
Postage Meter & Supplies	0.00	83.33	400.80	499.98	1,000.00
Postage/Shipping/Delivery Ser	1,399.92	500.00	565.92	3,000.00	6,000.00
Total Postage Expense	<u>1,399.92</u>	<u>583.33</u>	<u>966.72</u>	<u>3,499.98</u>	<u>7,000.00</u>
Printing Programs					
Subsidence Study - Phase III	222.17	750.00	2,287.26	4,500.00	9,000.00
Additional Scientific Programs	2,090.00	12,500.00	16,178.13	75,000.00	150,000.00
Hydrogeological Modeling/Protec	0.00	2,083.33	0.00	12,499.98	25,000.00
USGS Joint Funding Agreement	0.00	83.33	200.00	499.98	1,000.00
USGS - Groundwater Level Data	3,837.50	1,279.16	7,675.00	7,674.96	15,350.00
USGS - Water Level chg/subside	14,214.17	4,738.00	28,428.34	28,428.00	56,856.00
Total USGS Joint Funding Agreement	<u>18,051.67</u>	<u>6,017.16</u>	<u>36,103.34</u>	<u>36,102.96</u>	<u>72,206.00</u>
Total Programs	<u>20,141.67</u>	<u>20,683.82</u>	<u>52,481.47</u>	<u>124,102.92</u>	<u>248,206.00</u>

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
June 2023

	Jun 23	Budget	Jan - Jun 23	YTD Budget	Annual Budget
Rebate Water Use Fees	0.00	1,250.00	0.00	7,500.00	15,000.00
Travel/Training Staff	624.32	666.66	2,539.57	3,999.96	8,000.00
Depreciation	0.00	4,166.66	0.00	24,999.96	50,000.00
Total Expense	140,913.53	245,708.10	1,029,582.42	1,474,248.60	2,948,500.00
Net Ordinary Income	351,434.13	22,091.84	1,468,149.48	132,551.04	265,100.00
Net Income	351,434.13	22,091.84	1,468,149.48	132,551.04	265,100.00

**LONE STAR GROUNDWATER DISTRICT
INVESTMENT REPORT, AUTHORIZATION AND REVIEW
OPERATING FUND**

PREPARED FOR THE REPORTING PERIOD FROM APRIL 1, TO JUNE 30, 2023

INVESTMENT POOLS	BEGINNING VALUE FOR PERIOD				ENDING VALUE FOR PERIOD					
	RATE	BOOK	N.A.V.	MARKET	GAIN (LOSS) TO MARKET VALUE	DEPOSITS	WITHDRAWALS	BOOK	N.A.V.	MARKET
FBOC MM *	0.100%	\$ 5,175,567.84	100%	\$ 5,175,567.84	\$ 1,283.39	\$ 802,743.75	\$ (545,950.00)	\$ 5,433,644.98	100%	\$ 5,433,644.98
TEX POOL	0.342%	\$ 48,034.68	100%	\$ 48,034.68	\$ 595.59			\$ 48,630.27	100%	\$ 48,630.27
		\$ 5,223,602.52		\$ 5,223,602.52	\$ 1,878.98	\$ 802,743.75	\$ (545,950.00)	\$ 5,482,275.25		\$ 5,482,275.25

* Rate for FBOC MM IS 0.1000000%

FEDERAL OBLIGATIONS	SIMPLE APR/COU/PON	PURCHASE VALUE/PRINCIPAL PAID (MINUS INT)	FACE VALUE	TERMS IN DAYS (Purch to Curt)	BEGIN PERIOD MARKET VALUE	YIELD THIS PERIOD	DEPOSITS OR WITHDRAWALS	ENDING PERIOD MARKET VALUE	DATE PURCHASED	DATE OF MATURITY
613681J71	4.350%	\$ 250,000.00	\$ 250,000.00	4665	\$ 249,990.00	\$ (2,302.50)	\$ -	\$ 247,687.50	9/21/2010	3/1/2024
912828YE4	1.250%	\$ 500,946.40	\$ 500,000.00	520	\$ 479,140.65	\$ (2,343.75)	\$ -	\$ 476,796.90	1/26/2022	8/31/2024
9128283D0	2.250%	\$ 494,849.21	\$ 500,000.00	449	\$ 485,234.40	\$ (4,765.65)	\$ -	\$ 480,468.75	4/7/2022	10/31/2024
84019RHP1	4.000%	\$ 552,985.37	\$ 545,000.00	2801	\$ 556,352.35	\$ (4,572.55)	\$ -	\$ 551,779.80	10/29/2015	9/1/2031
3133L8ED3	2.000%	\$ 765,670.44	\$ 1,000,000.00	2801	\$ 686,530.74	\$ (32,775.83)	\$ -	\$ 653,764.91	10/29/2015	9/1/2031
427128EH2	4.000%	\$ 533,698.33	\$ 500,000.00	1557	\$ 521,685.00	\$ -	\$ (621,685.00)	\$ -	3/26/2019	2/15/2034
9128284Z0	2.750%	\$ 1,000,000.00	\$ 1,000,000.00	547	\$ 973,750.00	\$ (15,937.50)	\$ -	\$ 957,812.50	12/30/2021	8/31/2025
9128286R6	2.250%	\$ 1,000,000.00	\$ 1,000,000.00	449	\$ -	\$ (312.50)	\$ 974,531.30	\$ 974,218.80	4/7/2022	4/30/2024
035707YR3	4.000%	\$ 591,500.00	\$ 500,000.00	954	\$ 502,030.00	\$ (10,375.00)	\$ -	\$ 491,655.00	11/18/2020	2/15/2043
346766WR5	5.000%	\$ 1,724,933.64	\$ 1,500,000.00	576	\$ 1,545,660.00	\$ (31,425.00)	\$ -	\$ 1,514,235.00	12/1/2021	3/1/2027
TOTALS		\$ 7,414,583.39	\$ 7,295,000.00		\$ 6,000,373.14	\$ (104,810.28)	\$ 452,846.30	\$ 6,348,409.16		

Must change date below to end of the quarter
6/30/2023

Jim Spigener, President

Jonathan Prykryl, Treasurer

Status Summary for Pending Show Cause Orders:

Failure to Submit 2022 Annual Water Production Report

Permittee	Permit	Violation Type	Total Owed
Richard Gysler & Cailean McAlister	HUPAG1500026A	Major	\$402.15

*Detailed summaries attached.

Status Summary for Pending Show Cause Orders:

Overpumping 2022 Permitted Allocation

Permittee	Permit	Violation Type	Total Owed
Aqua Texas (Black Oak)	OP-16092601	Major	\$19,870.95
Aqua Texas (Carriage Hills)	HUP005A/OP-05111403D	Major	\$22,640.99
Aqua Texas (Cimarron Country)	HUP006/OP-05111401C	Major	\$11,255.49
Aqua Texas (Clear Creek Forest)	HUP007/OP-05072101F	Major	\$9,069.50
Aqua Texas (Hidden Forest)	HUP204/OP-06112802D	Major	\$2,537.93
Aqua Texas (Indigo Ranch)	HUP014/OP-05072102H	Major	\$4,871.95
Aqua Texas (Lake Conroe Village)	HUP016/OP-07092601I	Major	\$16,038.30
Aqua Texas (Lake Conroe & Tejas Creek)	HUP015/OP03-0039C/OP-05092002	Major	\$12,369.71
Aqua Texas (Lake Creek Forest)	HUP017/OP-06092601F	Minor	\$4,379.58
Aqua Texas (Legends Ranch Estates)	OP03-0038G	Major	\$8,068.88
Aqua Texas (Old Egypt)	OP03-0040-JSPR	Major	\$25,162.30
Aqua Texas (Walnut Springs)	HUP022A	Major	\$24,692.74
Aqua Texas (West Lane)	OP-13032101	Major	\$8,083.83
Aqua Texas (Wilshire Sub.)	HUP025/OP-6122801A	Major	\$1,136.84

Aqua Texas (Woodlands Pkwy)	OP-13082601D	Major	\$5,052.11
Berkshire Woodlands	OP-17012601	Major	\$160.48
CC Woodlands LLC(Player)	HUP254/OP-07052401D	Major	\$7,939.64
City of Magnolia	HUP039 & OP-04041601D	Minor	\$7,131.86
City of Shenandoah	HUP043 & OP-04113002H	Minor	\$38,819.71
Crown Point Development	OP-11070802A	Major	\$334.17
Crystal Springs Water (Ponderosa Pines)	OP-16092602B	Major	\$4,644.36
Crystal Springs Water (Chasewood)	HUP274/OP-07121703C	Minor	\$225.48
Crystal Springs Water (Waukegan Way)	OP-18081501B	Major	\$28,298.03
Crystal Springs Water (White Oak Hills)	HUP273/OP-07102603B	Major	\$3,021.80
East Montgomery County MUD 12	OP-19060701B	Major	\$7,907.73
Far Hills Utility District (AWS Production Well)	AWS-15120101	Major	\$3,952.91
Fish Creek Storage	OP-14072102	Minor	\$270.14
GBT Realty 21-221	OP-21092201	Major	\$725.88
Grangerland Rentals, LLC	HUP313A/OP-08051901B	Major	\$488.47
Jo Mark 1 Ltd.	OP-08121201	Major	\$1,089.07
Johnston Water Utility, LLC	HUP104/OP-0562001I	Major	\$6,470.02
Lake Conroe Hills	HUP112 & OP-21121401A	Major	\$7,580.05
Midway Water Utilities, Inc.	OP-07100402B	Major	\$3,477.99
Montgomery County MUD #9 (AWS Well)	AWS-13082203E	Minor	\$4,669.52
Montgomery County MUD #83	HUP146 & OP-04042802F	Minor	\$6,015.73

Montgomery County Mud #94	OP03-0027J	Minor	\$5,142.67
Montgomery County MUD #96	OP-13102401C	Major	\$2,375.77
Montgomery County MUD #105	OP-13092401E	Major	\$11,711.45
Montgomery County MUD #137	OP-14061701E	Major	\$1,919.91
Montgomery County MUD #164	OP-19012902B	Major	\$8,840.00
Ann Nguyen	OP02-0002E	Major	\$15,267.84
P & S Properties, LLC (Sapphire lessee)	OP-19102801	Minor	\$263.19
Pinehurst Decker Prairie	HUP171 & OP-05110202C	Minor	\$886.13
Ernan Puebla (32855 Karen Dr.)	OP-19122701	Minor	\$97.80
Quadvest, LP. (Benders Landing)	HUP180 & OP-04030801K	Major	\$65,750.27
Quadvest, LP. (Indigo Lakes)	HUP181 & OP03-0024H	Major	\$5,666.82
Quadvest, LP. (McCall Sound)	OP-06042502E	Major	\$1,496.69
Quadvest, LP. (Mill Creek)	OP-19071801A	Minor	\$609.01
Quadvest, LP. 1 (Mostyn Manor)	HUP282 & OP-07061901I	Major	\$11,478.22
Quadvest, LP. 1 (Sendera Ranch)	HUP280 & OP-07061903E	Major	\$2,534.95
SCI, Texas Funeral Services, Inc. dba Forest Park The Woodlands Funeral Home and Cemetery	OP-08032601C	Major	\$5,385.91
Splendor Pipe Services	OP-11100704B	Minor	\$449.39

T & W Water Services (Deer Run) dba Blue Topaz Utilities	OP-07092807D	Minor	\$286.45
T & W Water Services (Falls of Wildwood) dba Blue Topaz Utilities	HUP286 & OP- 07092801B	Minor	\$87.13
T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities	HUP291 & OP- 07092802G	Minor	\$3,618.10
T & W Water Services (Harbor Side) dba Blue Topaz Utilities	HUP288 & OP- 07092803E	Minor	\$347.72
T & W Water Services (Hidden Springs Ranch) dba Blue Topaz Utilities	OP-07092809H	Major	\$2,267.47
T & W Water Services (Millers Crossing) dba Blue Topaz Utilities	HUP287 & OP- 07092804E	Major	\$662.23
T & W Water Services (Old Mill Lake) dba Blue Topaz Utilities	HUP285 & OP- 07092805F	Major	\$1,862.63
T & W Water Services (Thousand Oaks) dba Blue Topaz Utilities	HUP283 OP- 07092806I	Major	\$3,165.96
The Springs Events	OP-21082701	Major	\$426.84
Undine Texas, LLC (Hazy Hallow)	HUP157C & OP- 05061701C	Minor	\$5,653.31
Westwood North Water Supply	HUP242 & OP- 05110102G	Major	\$18,248.36
White Oak Water Supply Corporation	HUP244 & OP03- 0056F	Minor	\$814.35
WMC Steel, LLC	OP-19072404A	Major	\$582.74

*Detailed summaries attached.

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Lone Star Groundwater Conservation District general manager resigns

By [Vanessa Holt](#) | 5:02 PM Jun 15, 2023 CDT

Updated 5:02 PM Jun 15, 2023 CDT



The general manager of the Lone Star Groundwater Conservation District board resigned effective June 15. (Community Impact staff)

Effective June 15, Samantha Reiter, general manager of [Lone Star Groundwater Conservation District](#), has resigned from the position in the organization she has worked with for 13 years.

The LSGCD regulates groundwater usage in Montgomery County.

The resignation was announced at a [June 13 board of directors meeting](#) for the district, and a news release June 15 outlined her contributions.

The backstory

According to the news release from the LSGCD, Reiter has held a number of roles in the district.

- She joined the district in 2010.
- Roles she has held include executive administrative assistant, permitting director and assistant general manager.
- She was appointed interim general manager in March 2019 and permanent general manager in August 2019.
- She has led the district through processes such as developing databases, rules and legislative changes, engineering planning, implementing policies and procedures, and other aspects of district functioning.



:“We sincerely thank her for her contribution and leadership during her tenure as general manager. The board appreciates her many years of service and the smooth transition she is enabling. We wish her the best in her new endeavors,” the LSGCD board of directors said in a news release.

“It has been an absolute privilege to have been part of the Lone Star Groundwater Conservation District for the past 13 years,” Reiter said in an email. “I have seen many changes during my time at the district and take with me a vast amount of knowledge learned from the many friends and mentors I have worked for and with. I am proud of my role in the district’s growth since I joined in 2010, and I look forward to supporting the district’s future plans and projects.”

What’s next

According to the news release, Reiter is leaving to focus on her family and two children.

The district’s Permitting Director Kirstin Hein will take over some of the general manager’s duties while the district fills the role.

Qualified individuals can submit a resume to info@lonestargcd.org or visit its website at www.lonestargcd.org.

One more thing

Asked about her hopes for the board’s future, Reiter said collaboration will be important.

“My hope for the future of this county remains as it has always been, that everyone can sit around the table and work together to figure things out,” Reiter said in an email. “I truly believe that is the only way we will all be able to work together to solve any water concerns in Montgomery County. I also do not think there is a right or wrong answer when it comes to our water concerns, but stand firm in my belief that science, not politics, is going to need to be the reason that decisions are made, a sentiment also shared by the district’s board.”

By [Vanessa Holt](#)

A resident of the Houston area since 2011, Vanessa began working in community journalism in her home state of New Jersey in 1996. She joined *Community Impact Newspaper* in 2016 as a reporter for the Spring/Klein edition and became editor of that paper in March 2017 and editor of The Woodlands edition in January 2019.

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July 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3		5	6	7	8
9	10	11 LSGCD Board Meeting @ 6:00 PM	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8 LSGCD Board Meeting @ 6:00 PM	9 LSGCD Show Cause Hearing 9:00am - 11:00 am	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
		TEXAS GROUNDWATER SUMMIT				