



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

*To be held on Tuesday, March 12, 2024*

*Lone Star GCD – James B. "Jim" Wesley Board Room*

*655 Conroe Park North Drive*

*Conroe, Texas 77303*

DOC# 24-0547

POSTED

03/08/2024 04:18PM

JEFF WARREN

L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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

**TUESDAY, MARCH 12, 2024, 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. City of Magnolia, for a proposed amendment to existing OP-04041601E-CHEV, increase of 289.075 mg annually, 105 Elm Street, Magnolia, Public Water Supply (PWS) and Commercial use, hydrogeological report submitted with application;
  - ii. Israel Reyes, for a proposed new operating permit not to exceed 0.5 mg annually and 1 existing Evangeline aquifer (CHEV) well not registered with the District at 19574 Alford Road, Magnolia, Public Water Supply (PWS) use;
  - iii. Undine Texas, LLC (Pioneer Trails), for a proposed new operating permit not to exceed 24.09 mg annually and a proposed Evangeline aquifer (CHEV) well to be drilled at 15377 Rusty Oak Trail, Conroe, Public Water Supply (PWS) use, hydrogeological report submitted with application, (Driller of Record: O'Day Drilling Company Inc);
  - iv. BHOLD Investments, LP, for a proposed new operating permit not to exceed 5 mg annually and 1 existing Evangeline aquifer well (CHEV) at 3619 Honea Egypt Road, Montgomery, Irrigation use;
  - v. Bronco Yee-Haw Event Center, for a proposed new operating permit not to exceed 0.75 mg annually and a proposed Evangeline aquifer (CHEV) well to be drilled at 33100 Old Hempstead Road, Magnolia, Commercial use, (Driller of record: To be determined);
  - vi. Jenny Sue's Pet Grooming, for a proposed new operating permit not to exceed 0.3 mg annually, 1 proposed Evangeline aquifer (CHEV) well to be drilled at 15237 Saddlewood Drive, Conroe and 1 existing Chicot aquifer (CHEV) well not registered with the District at 15237 Saddlewood Drive, Conroe, Commercial use, (Driller of record: Ballard Water



- vii. Well Co., LLC); Best Box HWY 59, for a proposed new operating permit not to exceed 0.1 mg annually and for a proposed Evangeline aquifer (CHEV) well to be drilled at 17644 US 59 Business, New Caney, Commercial use (Driller of record: B&R Water Wells LLC);
- viii. Waste Management Renewable Energy, for a proposed new operating permit not to exceed 0.15 mg annually and for a proposed Chicot aquifer (CHEV) well to be drilled at 19248 TX 105, Cleveland, Commercial use, (Driller of record: Ballard Water Well Co., LLC); and
- ix. Aaraab & Izyan, LLC, for a proposed new operating permit not to exceed 0.5 mg annually and for a proposed well to be drilled at 750 Waukegan Road, Conroe, Commercial use, (Driller of record: Scott Drilling Inc.).

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

- i. City of Magnolia, for a proposed amendment to existing OP-04041601E-CHEV, increase of 289.075 mg annually, 105 Elm Street, Magnolia, Public Water Supply (PWS) and Commercial use, hydrogeological report submitted with application;
- ii. Israel Reyes, for a proposed new operating permit not to exceed 0.5 mg annually and 1 existing Evangeline aquifer (CHEV) well not registered with the District at 19574 Alford Road, Magnolia, Public Water Supply (PWS) use;
- iii. Undine Texas, LLC (Pioneer Trails), for a proposed new operating permit not to exceed 24.09 mg annually and a proposed Evangeline aquifer (CHEV) well to be drilled at 15377 Rusty Oak Trail, Conroe, Public Water Supply (PWS) use, hydrogeological report submitted with application, (Driller of Record: O'Day Drilling Company Inc);
- iv. BHOLD Investments, LP, for a proposed new operating permit not to exceed 5 mg annually and 1 existing Evangeline aquifer well (CHEV) at 3619 Honea Egypt Road, Montgomery, Irrigation use;
- v. Bronco Yee-Haw Event Center, for a proposed new operating permit not to exceed 0.75 mg annually and a proposed Evangeline aquifer (CHEV) well to be drilled at 33100 Old Hempstead Road, Magnolia, Commercial use, (Driller of record: To be determined);
- vi. Jenny Sue's Pet Grooming, for a proposed new operating permit not to exceed 0.3 mg annually, 1 proposed Evangeline aquifer (CHEV) well to be drilled at 15237 Saddlewood Drive, Conroe and 1 existing Chicot aquifer (CHEV) well not registered with the District at 15237 Saddlewood Drive, Conroe, Commercial use, (Driller of record: Ballard Water Well Co., LLC);
- vii. Best Box HWY 59, for a proposed new operating permit not to exceed 0.1 mg annually and for a proposed Evangeline aquifer (CHEV) well to be drilled at 17644 US 59 Business, New Caney, Commercial use (Driller of record: B&R Water Wells LLC);
- viii. Waste Management Renewable Energy, for a proposed new operating permit not to exceed 0.15 mg annually and for a proposed Chicot aquifer (CHEV) well to be drilled at 19248 TX 105, Cleveland, Commercial use, (Driller of record: Ballard Water Well Co., LLC); and
- ix. Aaraab & Izyan, LLC, for a proposed new operating permit not to exceed 0.5 mg annually and for a proposed well to be drilled at 750 Waukegan Road, Conroe, Commercial use, (Driller of record: Scott Drilling Inc.).



6. Notification of Emergency Permit Applications received and approved by the General Manager.
  - i. Deer Trail Water District, LLC (Lexington Heights), for an emergency Jasper aquifer well to be drilled at 11739 Eclipse Drive, Willis, Public Water Supply (PWS), (Driller of record: Ballard Water Well).
7. 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 March 8, 2024, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

/s/ Sarah Kouba

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Sarah Kouba, General Manager  
Lone Star Groundwater Conservation District



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

**TUESDAY, MARCH 12, 2024, 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 §551.071, 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) February 13, 2024, Public Hearing on Permit and Permit Amendment Applications
  - b) February 13, 2024, Regular Meeting of the Board of Directors
7. Committee Reports:
  - A. Executive Committee – Jim Spigener, Chair
    - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
  - B. Budget & Finance Committee – Jonathan Prykryl, Chair
    - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
    - 2) Review of unaudited financials for the month of February 2024 – Sarah Kouba, General Manager.
  - C. External Affairs Committee – Jim Spigener, Chair
    - 1) Brief the Board on the Committee's activities since the last regular Board meeting.



- 2) Discuss, Consider, and possible action regarding approval of Resolution #24-001 amending Lone Star Groundwater Conservation District Mission Statement.
- B. DFC & Technical Committee – Stuart Traylor, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- C. 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 – Sarah Kouba, General Manager, 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 –Sarah Kouba, General Manager, and/or District’s technical consultant(s).
10. General Manager’s Report – The General Manager will brief the Board on pertinent operational and management issues that the District, its employees, or consultants have encountered since the last regular Board meeting. – Sarah Kouba, General Manager.
11. General Counsel’s Report – The District's legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel's activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations, permitting and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.
12. New Business.
13. Adjourn.

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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 the executive session may be subject to action during an open meeting.

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/s/ Sarah Kouba

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Sarah Kouba, General Manager  
Lone Star Groundwater Conservation District