

# LONE STAR GROUNDWATER CONSERVATION DISTRICT

**January 11, 2022**

## 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 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 January 11, 2022.

### **CALL TO ORDER:**

President Hardman called to order the Public Hearing on Permit Applications at 6:01 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  
Harry Hardman  
Larry Rogers  
Jonathan Prykryl  
Janice Thigpen  
Stuart Traylor  
Jim Spigener

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; District staff; 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.*

### **PRAYER AND PLEDGES OF ALLEGIANCE:**

President Hardman called on Vice President Traylor for the opening prayer and Director Prykryl to lead the Pledge of Allegiance and the Pledge of Allegiance to the state flag.

**PUBLIC COMMENTS:**

No comments were received.

Ms. Reiter briefed the Board on permit applications received for the month. Applications for consideration and recommended for possible approval included the below:

**1. Quadvest, LP. (Decker Farms)**

Applicant is requesting registration of a new well and production authorization in the amount of 15,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**2. Montgomery County MUD #139**

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 125,000,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**3. Pelham Holdings**

Applicant is requesting registration of a new well and production authorization in the amount of 400,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**4. Freedom Isn't Free Properties**

Applicant is requesting registration of a new well and production authorization in the amount of 50,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**5. Lake Conroe Hills MUD**

Applicant is requesting registration of a new well and production authorization in the amount of 3,938,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**6. Rio Verde Mobile Homes Services**

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 20,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**7. Kingwood 360 Storage LLC**

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 5,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**8. Charles E Wedd Family Partnership**

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 30,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

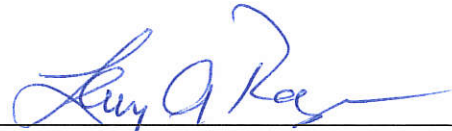
**9. Big Diamonds (FM 1097)**

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 500,000 gallons for 2022 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Ms. Reiter reported that there were nine applications for this month. Following Ms. Reiter's report, Director Bouche motioned to approve items #1-#9, as recommended by the General Manager. Secretary Rodgers seconded. Motion passed.

President Hardman adjourned the public hearing on permit applications at 6:02 PM.

**PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF FEBRUARY 2022.**



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Larry Rogers, Board Secretary

# LONE STAR GROUNDWATER CONSERVATION DISTRICT

**January 11, 2022**

## MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public, 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 January 11, 2022.

### CALL TO ORDER:

President Hardman presided and called to order the regular Board of Directors meeting at 6:02 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-Virtual  
Harry Hardman  
Larry Rogers  
Jonathan Prykryl  
Janice Thigpen  
Stuart Traylor  
Jim Spigener

Seven 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 (virtual), District Counsel; District staff; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

### PUBLIC COMMENTS:

No comments received

### EXECUTIVE SESSION:

The Board will recess for a closed Executive Session pursuant to Texas Government Code, Sections 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

discussed the pending DFCs prior to their approval at GMA 14, as well as Task 1 and Task 2 of the subsidence study. Another topic of discussion was the USGS interlocal funding agreement for 2022. The Committee decided to amend the agreement to reduce operation and maintenance to 12 real time continuous water level gauges. Ms Reiter stated that the District has been contracted with USGS for 16 years and that changes are due to policy and direction and ongoing studies. A motion was made by Director Prykryl, Treasurer Spigener seconded. Motion passed.

**D. Legislative Committee – Harry Hardman, Chair**

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting – President Hardman apprised the Board that while GMA 14 agreed to change the wording in the DFCs, from a legislative perspective there was still have a long way to go. The District will be considering seeking legislative help, and President Hardman reiterated that every tool possible to best represent is necessary. Treasurer Spigener and Director Bouche agreed. An RFQ will be sent out with a timeline by the next BOD meeting. A motion was made by President Hardman to begin the process and was seconded by Vice President Traylor. Motion passed.

**E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair**

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting – Secretary Rogers had no updates.

**F. Annual Professional Services Review**

- 1) All of the copies of contracts for existing technical consultants were included in the Board packets, and no substantial changes were made to the agreements. Mike Keester is no longer with LRE Water, and the packets included a letter from his new firm RW Hardin and a proposal to continue doing work for the District. Ms. Reiter informed the Board the options were to terminate the contact with LRE and move forward with RW Hardin or remain with LRE.
- 2) Jordan with LRE spoke to the Board and stated their commitment to maintaining the relationship.
- 3) Mike Keester stated he had provided a letter to the district and expressed his commitment to work on our behalf
- 4) A motion was made to terminate LRE agreement and move forward with Mike Keester by Treasurer Spigener and seconded by Vice President Traylor. Motion passed.

**G. Discussion and action regarding the resignation of Director Bouche**

- 1) Ms. Reiter received a letter from Director Bouche tendering his resignation due to moving out of his precinct. He is willing to holdover until a replacement is found. A motion was made to accept his resignation by President Hardman and seconded by Treasurer Spigener. Motion passed.

body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly 10.12.21 Regular Minutes Page 2 of 4 conflict 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:**

Following Executive Session, the Board reconvened in Open Session at 6:06 PM and President Hardman declared no action will be taken

### **APPROVAL OF THE MINUTES:**

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

- a) December 14, 2021, Public Hearing on Permit Applications
- b) December 14, 2021, Regular Board of Directors Meeting

### **COMMITTEE REPORTS:**

#### **A. Budget & Finance Committee – Jim Spigener, Chair**

- 1) Brief the Board on the Committee's activities since the last regular Board meeting – Ms. Reiter stated a budget meeting was planned for later in the month.
- 2) Review of unaudited financials for the month of November 2021 – Samantha Reiter reported that for the month of December 2021, income was \$293,911.25 and expenses were \$217,627.53 resulting in a net income of \$76,283.72. Year-to-date net income is \$2,494,546.53 Total cash on hand was just under 4 million.

#### **B. Communications Committee – Harry Hardman, Chair**

- 1) Brief the Board on the Committee's activities since the last regular Board meeting –President Hardman stated the Communications Committee will start up the new year with a couple of programs. This is being worked on through Mach 1. Press releases were sent out last week regarding the GMA's decision, and public updates regarding the District will continue.

#### **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 stated the Committee has met several times. The Board

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

- a) Discussion, consideration, and possible action to approve Subsidence Study Phase 2 Scope of Work-

Ms. Reiter informed the Board that the DFC committee had reviewed the draft reports for Task 1 and Task 2 of the District's Subsidence Study Phase 2. They are supportive of the reports and believe they have the information needed to continue into the next steps for task 3 and phase 3. A virtual stakeholder meeting is scheduled for Wednesday, January 26<sup>th</sup> at 10 am to present the draft report and begin the 60-day public comment period.

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

Ms. Reiter stated that GMA 14 representatives met on January 5<sup>th</sup>, 2022, at 9:30am. At that time, they approved the DFCs. The approval is a big milestone in establishing long term goals. They are working on finalizing the explanatory report. The next meeting will be February 23<sup>rd</sup>, after which it will go to the Texas Water Development Board.

**GENERAL MANAGER'S REPORT:**

Ms. Reiter announced the General Manager's Report was available in the Board packets with a summary on the operations of the District. Next, she introduced Kirstin Hein, the next Permitting Director.

**GENERAL COUNSEL'S REPORT:**

Ms. Reese stated all litigation that the District has been following is on-going, and she had no further updates at this time.

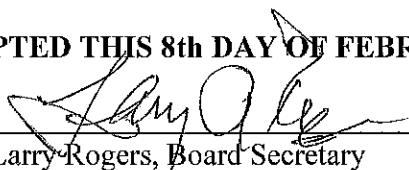
**NEW BUSINESS:**

No new business.

**ADJOURN:**

There being no further business, Vice President Traylor motioned to adjourn the meeting and Director Prykryl seconded. The meeting was adjourned at 5:50 PM.

**PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF FEBRUARY 2022.**

  
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Larry Rogers, Board Secretary