

LONE STAR GROUNDWATER CONSERVATION DISTRICT

November 15, 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 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 November 15, 2022.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:00 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
Larry Rogers
Jonathan Prykryl
Janice Thigpen
Stuart Traylor
Jim Spigener
Kenneth Earnest

Seven 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.*

PRAYER AND PLEDGES OF ALLEGIANCE:

President Spigener called on Vice-President Traylor for the opening prayer and Director Thigpen to lead the Pledge of Allegiance and the Pledge of Allegiance to the state flag.



SIGN IN SHEET

November 15, 2022

Do you wish to speak on an agenda item?	NAME	CITY, STATE, ZIP	E-Mail	Would you like to receive LSGCD updates & information?
No	John Youngs	The Woodlands TX 77380	jyoungs@comcast.net	
No	HANK WEIRICH	Magnolia TX	hfw@att.net	

PUBLIC COMMENTS:

No comments were received.

President Spigener stated he is taking item 6 out of order and would like to discuss possible action to ratify applications previously discussed and voted on during the Special Permit Hearing held on October 24, 2022. Ms. Reese briefed the Board that the permit applications included in the item were previously approved at the Special Permit Hearing meeting on October 24, 2022. One director was participating remotely for quorum during that meeting. Out of an abundance of caution to make sure that there is not concern with any action taken with respect to these permits, Ms. Reese informed the Board of the opportunity to ratify and reaffirm the action that was taken at that meeting. There was no regular Board Meeting on October 24th, so this was the only action before the Board on that day. Ten applications were received for the Special Permit Hearing held on October 24, 2022. Applications for consideration and recommendations for ratification included the below.

1. DR Horton Texas Ltd. (future MUD #199)

Applicant is requesting for a proposed well to be drilled at 300 ft southeast of the intersection of Walnut Creek Rd and Lonesome Pine St., Magnolia, (Lat. 30/6/38 & Long. 95/43/35), not to exceed 10.962960 mg annually, Public Supply (PWS) and Irrigation use, (Driller of record: To be determined).

2. Montgomery County MUD #157

Applicant is requesting for a proposed amendment to OP-18010501, increase of 69 mg annually, 17859 FM 1314, Conroe, Public Supply (PWS) and Irrigation use.

3. Montgomery County MUD #144

Applicant is requesting for a proposed amendment to OP-20042701, increase of 20 mg annually, approximately 3,200 ft southeast from the intersection of Old Conroe Rd and Park Ave/Old Smith Rd., Conroe, (Lat. 30/14/50 & Long. 95/30/28), Public Supply (PWS) and Irrigation use.

4. T & W Water Services (Rio Vista) dba Blue Topaz Utilities

Applicant is requesting for a proposed amendment to OP-08092301, increase of 15 mg annually, 17206 Pecos Dr., Splendor, Public Supply (PWS) use.

5. KDL Ventures, LLC

Applicant is requesting for a proposed amendment to OP-19102202, increase of 2 mg annually, 495 South Pine Lake Rd., Montgomery, Commercial use.

6. Shadyside Land Company, LLC

Applicant is requesting for a proposed amendment to OP-22042904 well to be re-equip, 300 ft west and 360 ft north of the Spur 149 driveway entrance at FM 1488, Magnolia, Irrigation use, (Driller of record: Hildebrandt's Water Well).

7. Brittany Cole

Applicant is requesting for a proposed amendment to OP-06112701, increase of 0.725 mg annually, 1965 Northpark, Kingwood, Commercial use.

8. Mark Kaiser

Applicant is requesting for a proposed well to be drilled at 16803 Butera Rd, Magnolia, not to exceed 1 mg annually, Public Supply (PWS) use, (Driller of record: Ballard Water Well).

9. City of Conroe

Applicant is requesting for a proposed amendment to OP02-0001, well to be drilled at 1050 Conroe Park West Drive, Conroe, in aggregate, with a permitted allocation of 3.1 bg, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Weisinger Water Well, Inc); and

10. Carlos Ruiz

Applicant is requesting for a proposed amendment to OP-09122301, increase of 0.118 mg annually, 23464 FM 1314, Porter, Commercial use.

Following Ms. Reese's statement, Director Bouche motioned to approve items #1-10, as recommended by the General Manager. Director Prykryl seconded. Motion passed.

Ms. Hein briefed the Board on permit applications included in Item 4 and reported that there were twenty applications for this month. These are comprised of six new permit requests, two requests to amend an existing well, two requests to add a well to an existing permit, two request to add a well and increase allocation to an existing permit and nine requests to increase allocation production authorization. Two applications items 2 and 17 on the notice required submittal of a hydrogeological report due the proposed wells or well systems being capable of producing more than 700 gpm. Lonestar Groundwater Conservation district staff and technical consultants have reviewed both submitted hydrogeological reports and found the reports met the requirements as detailed in the rules and guidance documents. District staff have reviewed all applications for consideration and recommended for possible approval included the below:

1. T & W Water Services (Rose Hill Estates) dba Blue Topaz Utilities

Applicant is requesting an amendment to an Operating Permit to re-equip 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.

2. City of Magnolia

Applicant is requesting an amendment to an Operating Permit for registration of a new well and an increase in production authorization in the amount of 125,000,000 gallons for 2022 and annually thereafter. Due to the combined max gpm of the well system for HUP039/OP-04041601 and required documentation to request exemption from spacing rules, a

hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

3. SVEA Magnolia III

Applicant is requesting registration of a new well and production authorization in the amount of 2,300,000 gallons for 2022 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. Residence RV

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 5,000,000 gallons for 2022 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. Jimmy Roberts

Applicant is requesting registration of a new well and production authorization in the amount of 90,000 gallons for 2022 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. Floyd Woodson Jr

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 200,000 gallons for 2022 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. Bouncing Light Educational Group, LLC

Applicant is requesting registration of a new well and production authorization in the amount of 500,000 gallons for 2022 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. Global Oceanic Designs, Inc.

Applicant is requesting an amendment to an Operating Permit for registration of a new well. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

9. Houston Monterrey Door LLC

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 50,000 gallons for 2022 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. Charles E Webb Family Partnership

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

11. ES Water Utility Consolidators, Inc.

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 3,000,000 gallons for 2022 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. Loving Care Personal Care Home & Services

Applicant is requesting registration of a new well and production authorization in the amount of 560,400 gallons for 2022 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. Eagle Sand and Gravel

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 100,000 gallons for 2022 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. High Meadow Estates POA

Applicant is requesting amendment to an Operating Permit for registration of a new well and production authorization in the amount of 1,755,000 gallons for 2022 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. Mena Francois (Moorehead Rd)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 605,020 gallons for 2022 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. Weisinger Incorporated (DR Horton Supply Well)

Applicant is requesting registration of a new well and production authorization in the amount of 5,000,000 gallons for 2022 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. Dobbin-Plantersville WSC

Applicant is requesting an amendment to an Operating Permit for registration of a new well, and to re-equip an existing well. Due to the combined max gpm of the well system for

HUP063/OP-04031001, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

18. East Montgomery County MUD 4

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 40,000,000 gallons for 2022 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.

19. Quadvest, LP. (Magnolia Reserve)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 26,390,000 gallons for 2022 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.

20. Quadvest, LP. (Colony at Pinehurst)

Applicant is requesting registration of a new well and production authorization in the amount of 5,000,000 gallons for 2022 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.

Following Ms. Hein's report, Director Prykryl motioned to approve items #1-20, as recommended by the General Manager. Vice-President Traylor 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 6:08pm.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF DECEMBER 2022.



Janice Thigpen, Board Secretary