



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

**To be held on Tuesday, April 9, 2024
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303**

DOC# 24-0752
POSTED

04/05/2024 09:36AM

Hilma Durrenberger

L. BRANDON STEINMANN, COUNTY CLERK

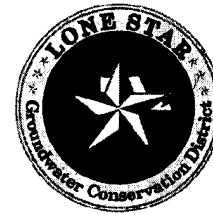
MONTGOMERY COUNTY, TEXAS

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

TUESDAY, APRIL 9, 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. Lineage Properties, LLC, for a proposed new operating permit not to exceed 0.075 mg annually, and for a proposed well to be drilled at 4010 Pinehurst Meadow, Magnolia, Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
 - ii. Thriving Botanicals, LLC, for a proposed new operating permit not to exceed 0.548 mg annually for 1 existing well not permitted with the District located at 15195 Willis Waukegan Rd., Cut & Shoot, and 1 proposed well to be drilled at 15195 Willis Waukegan Rd., Cut & Shoot, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
 - iii. T.N.M. Corporation, for a proposed amendment to OPAG-22092701-CHEV, increase of 2.253897 mg annually, 18810 Turtle Creek, Magnolia, Irrigation (Agriculture) use, District Aquifer: Evangeline (CHEV); and
 - iv. BHOLD Investments, LP, for a proposed amendment to OP-24010802-CHEV for 1 well to be drilled at 3619 Honea Egypt Rd, Montgomery, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of Record: Hildebrandt Drilling, LLC); and
 - v. Magnolia Woods MUD 1, for a proposed new operating permit not to exceed 93.414944 mg annually and for 1 proposed Evangeline well to be drilled at 2285 FM 1486, Montgomery, Public Water Supply (PWS) use, District Aquifer: Evangeline (CHEV), (Driller of record: TBD); and



- vi. Westwood North Water Supply, for a proposed amendment to OP-05110102G-CHEV, increase of 63.85 mg annually, 406 Macintosh Dr., and 6311 Palmer Court, Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot (CHEV).

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

- i. Lineage Properties, LLC, for a proposed new operating permit not to exceed 0.075 mg annually, and for a proposed well to be drilled at 4010 Pinehurst Meadow, Magnolia, Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
- ii. Thriving Botanicals, LLC, for a proposed new operating permit not to exceed 0.548 mg annually for 1 existing well not permitted with the District located at 15195 Willis Waukegan Rd., Cut & Shoot, and 1 proposed well to be drilled at 15195 Willis Waukegan Rd., Cut & Shoot, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
- iii. T.N.M. Corporation, for a proposed amendment to OPAG-22092701-CHEV, increase of 2.253897 mg annually, 18810 Turtle Creek, Magnolia, Irrigation (Agriculture) use, District Aquifer: Evangeline (CHEV); and
- iv. BHOLD Investments, LP, for a proposed amendment to OP-24010802-CHEV for 1 well to be drilled at 3619 Honea Egypt Rd, Montgomery, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of Record: Hildebrandt Drilling, LLC); and
- v. Magnolia Woods MUD 1, for a proposed new operating permit not to exceed 93.414944 mg annually and for 1 proposed Evangeline well to be drilled at 2285 FM 1486, Montgomery, Public Water Supply (PWS) use, District Aquifer: Evangeline (CHEV), (Driller of record: TBD); and
- vi. Westwood North Water Supply, for a proposed amendment to OP-05110102G-CHEV, increase of 63.85 mg annually, 406 Macintosh Dr., and 6311 Palmer Court, Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot (CHEV).

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 April 5, 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

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



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

TUESDAY, APRIL 9, 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. March 12, 2024, Public Hearing on Permit and Permit Amendment Applications
 - B. March 12, 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 March 2024 – Sarah Kouba, General Manager.
 - 3) Review of 1st Quarter Investment Report 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.
- 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. Discuss, consider and possible action on request to support the City of Conroe’s request for federal funding.
- 9. 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).
- 10. 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).
- 11. 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.
- 12. 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.
- 13. New Business.
- 14. Adjourn.

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

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District