



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

*To be held on Tuesday, October 10, 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**

DOC# 23-1924
POSTED
11/09/2023 08:10AM
JEFF WARREN
CLERK
MONTGOMERY COUNTY, TEXAS

TUESDAY, NOVEMBER 14, 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. Woodlands Nursery Tree Farm LLC, for a proposed amendment to OP-17030101-CHEV, Evangeline aquifer well to be drilled at 6040 Honea Egypt Road, Montgomery, Irrigation and Commercial use, (Driller of Record: Bussell & Sons, LLC);
 - II. The Springs Events, for a proposed amendment to OP-21082701-CHEV, increase of 0.5 mg annually, 33301 Old Hempstead Rd., Magnolia Irrigation use;
 - III. Woodlands Nursery, LLC (4598 FM1488 Rd), for a proposed amendment to OP-13102901-CHEV, increase of 5 mg annually, 4598 FM 1488 Rd, Conroe, Irrigation & Commercial use;
 - IV. Matwalk Investments LLC (nursery), for a proposed amendment to OP-19052001-CHEV, increase of 5 mg annually, 5145 FM 1488, Conroe, Irrigation and Commercial use;
 - V. Vestex Development, LLC, for a proposed Evangeline aquifer well to be drilled at 24088 Grand Pines, Magnolia, not to exceed 0.179 mg annually, Commercial use, (Driller of Record: Ricky Bonds Water Wells);
 - VI. Martin Marietta, for a proposed amendment to OP-15121801-CHEV, increase of 2.5 mg annually, 21511 Lodge Rd., New Caney, Commercial and Irrigation use;
 - VII. Montgomery Land Partners (Legacy Houston Development), for 1 proposed Evangeline well to be drilled at 3,160 ft south of Moon Camp Road and 2,809 ft west of FM 1486, Montgomery, not to exceed 28.49263 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
 - VIII. Montgomery Land Partners (Legacy Houston Development), for 1 proposed Jasper well to be drilled at 3,140 ft south of Moon Camp Road and 2,653 ft west of FM 1486, Montgomery, not to exceed 100 mg annually, Irrigation use, hydrogeological report submitted with application, (Driller of Record: To Be Determined);
 - IX. Seiver Industries, LLC, for a proposed Evangeline well to be drilled at 30155 Tudor Way,



- Magnolia, not to exceed 0.546 mg annually, Irrigation use, (Driller of Record: Ricky Bonds Water Wells);
- X. Blaketree Municipal Utility District #1, for a proposed amendment to OP-07120602-CHEV, Evangeline aquifer well to be drilled at 4430 S FM 1486, Montgomery, Public Supply (PWS) use (Driller of record: To Be Determined);
 - XI. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056F-CHEV, increase of 4 mg annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) and Irrigation use;
 - XII. Gideon Water LLC (The Preserve Subdivision), for a proposed amendment to OP-22042701-CHEV, existing well in Evangeline aquifer at 19556 Alford Road, Magnolia, increase of 0.5 mg annually, Public Supply (PWS) use;
 - XIII. DR Horton Texas Ltd. (future MUD #199), for a proposed amendment to OP-22051901-CHEV, Evangeline aquifer well to be drilled at 30983 Walnut Creek Rd, Magnolia, increase of 14.75096 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
 - XIV. Deer Trail Water District LLC, for a proposed amendment to OP-18101801-CHEV, increase of 6 mg annually, corner of North Chestnut Hills and Fawn Path, Conroe (Lat 30/21/46 Long -95/23/27), Conroe, Public Supply (PWS) use;
 - XV. Steven J. Gibson, for a proposed Evangeline aquifer well to be drilled at 786.7 Feet north of FM 1488 and 156.65 feet east of Heritage Lane, (Lat 30/13/31.44 Long -95/40/28.92), Magnolia, not to exceed 5.5 mg annually, Irrigation(Agriculture) use, (Driller of record: Hildenbrandt's Water Wells);
 - XVI. Berkshire Woodland, for a proposed amendment to OP-17012601-CHEV, increase of 2.828 mg annually, 2443 FM 1488, Conroe, Irrigation use;
 - XVII. Benders Landing Estates POA, for a proposed amendment to OP-16040801-CHEV, increase of 2.864511 mg annually, 5108 Pinewood Meadows, Spring, Irrigation use;
 - XVIII. K & K Construction, Inc. (Farrell Rd), for a proposed amendment to OP-11030401-CHEV, Evangeline aquifer well to be drilled at 10300 Farrell Rd, Willis, increase of 10 mg annually, Industrial use, (Driller of record: O'Day Drilling Company);
 - XIX. T.N.M. Corporation, for a proposed operating permit for two existing Evangeline wells not previously permitted, not to exceed 2.946103 mg annually, 18810 Turtle Creek, Magnolia, Irrigation (Agriculture) and Commercial use;
 - XX. East Montgomery County MUD 14, for a proposed amendment to OP-21082403-CHEV, increase of 146 mg annually, 500 Ft West of Piney Woods Elementary School on FM 2090 then 330 ft. south (Lat 30/15/4 Long -95/12/24), Splendora, hydrogeological report submitted with application, Public Supply (PWS) use;
 - XXI. East Montgomery County MUD 12, for a proposed amendment to OP-19060701-CHEV, increase of 181 mg annually, 1162 feet East and 1427 feet North of the intersection of Kropik Rd and SH 242, New Caney (Lat 30.13.25 Long. -95/14/32), hydrogeological report submitted with application, Public Supply (PWS) use;
 - XXII. Walnut Cove Water Supply Corp., for a proposed amendment to OP-22080301-JSPR, increase of 15 mg annually, 525 ft east of the intersection of Calvary Rd. and Amblewood St., Willis, (Lat. 30/27/53 & Long. -95/32/7) Public Supply, hydrogeological report submitted with application, (PWS) use; and
 - XXIII. Montgomery County MUD #185, for a proposed amendment to OP-21081601-CHEV, increase of 174.4 mg annually, 6864 ft east of the intersection of Fm 2090 and Huff Rd., Splendora, (Lat. 30/15/1 & Long. -95/13/4), hydrogeological report submitted with application Public Supply (PWS) use.

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

- I. Woodlands Nursery Tree Farm LLC, for a proposed amendment to OP-17030101-CHEV, Evangeline aquifer well to be drilled at 6040 Honea Egypt Road, Montgomery, Irrigation and



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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 November 10, 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/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



NOTICE OF RULEMAKING HEARING

**TUESDAY, NOVEMBER 14, 2022, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)**

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Discussion of proposed amendment to the District Rules – Stacey V. Reese
4. Public comment on proposed changes to the District Rules
5. Discussion, consideration, and possible action approving amendments to the District Rules
6. Adjourn

Without any additional notice, the proposed amendments to the District Rules may be adopted, in whole or in part, at the conclusion of the hearing, or any time or date thereafter, in the form presented or as amended based upon comments received from the public, the District's staff, attorneys, geoscientists, or engineers, or members of the Board of Directors, without any additional notice. Any person who desires to appear at the hearing and present comment or other information on the proposed rule amendments may do so in person, by legal representative, or both. Limits may be placed on the amount of time that each person is allowed to present verbal comments, but written comments may also be submitted. The hearing posted in this notice may be recessed from day to day or continued where appropriate.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



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

TUESDAY, NOVEMBER 14, 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 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) October 10, 2023, Hearing on Permit and Permit Amendment Applications
 - b) October 10, 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.
 - 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 October 2023 – Sarah Kouba



- 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 related to a contract with an external strategic communications consultant.

- 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 – Stuart Traylor, Chair, and/or District’s technical consultant(s).
 - a) Update the Board on status of proposed sites for Phase III of the Subsidence Study and public request for bid for Site 1 in collaboration with Porter Special Utility District.
 - b) Discuss, consider, and possible action related to requests to use coring samples for other projects.

- 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).

- 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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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District