Board Meeting

March 12, 2024

LSGCD

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

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

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.).

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

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

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

City of Magnolia

Attn: Plant Operator
18111 Buddy Riley Blvd.
Magnolia, TX 77354

Permit No. OP-04041601E-CHEV

Amend Operating Permit

Date of Hearing:	3/12/2024
Request (MG):	289.075
GM Recommendation (MG):	289.075
Water use:	Public Supply (PWS) & Commercial
Location:	743 1/2 Kelly Road, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing March 12, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 289,075,000 gallons.
5. Applicant currently has an HUP039 in the amount of 128,267,000 gallons in the Evangeline, an OP-04041601D-CHEV in the amount of 65,733,000 gallons in the Evangeline. Amount available pending approval of this application equals 483,075,000 gallons in the Evangeline.
6. Applicant requests 41,546,869 gallons for 2024 and annually thereafter.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP039-CHEV, OP-04041601D-CHEV with an aggregate allocation of 194,000,000 gallons for the Evangeline. Applicant is requesting an increase in the permit allocation of 289,075,000 gallons for the Evangeline. If approved the revised aggregate allocation will be of 483,075,000 gallons for the Evangeline annually. Applicant serves as a public supply for a residential area with an estimated 3,148 single family dwellings, 552 multi-family dwellings and 225 commercial, irrigation and 25 industrial connections. Applicant states the increase in allocation is to meet projected demand. Service area with and estimated build out of 18,468 single family dwelling, 2,288 multi-family dwellings and 2,957 commercial connections. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the construction of one new well and the requested increase of 289,075,000 gallons for the Evangeline annually.

Israel Reyes

Attn: Nancy Betancourt
19574 Alford Rd
Magnolia, TX 77355

Permit No. OP-23102601-CHEV

Operating Permit

Date of Hearing:	3/12/2024
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Public Water Supply (PWS) & Irrigation
Location:	19574 Alford Rd, Magnolia
Well Registration:	2023102601
Depth (ft):	250.0
Diameter (in):	4.0

Information

1. **Existing Well** - Issue a permit commencing March 12, 2024 in perpetuity (unless amended or revoked).

2. No written opposition was received regarding the proposed permit.

3. The permit application is administratively complete.

4. Applicant provides water for RV park.

5. Applicant requests 500,000 gallons for 2024 and annually thereafter.

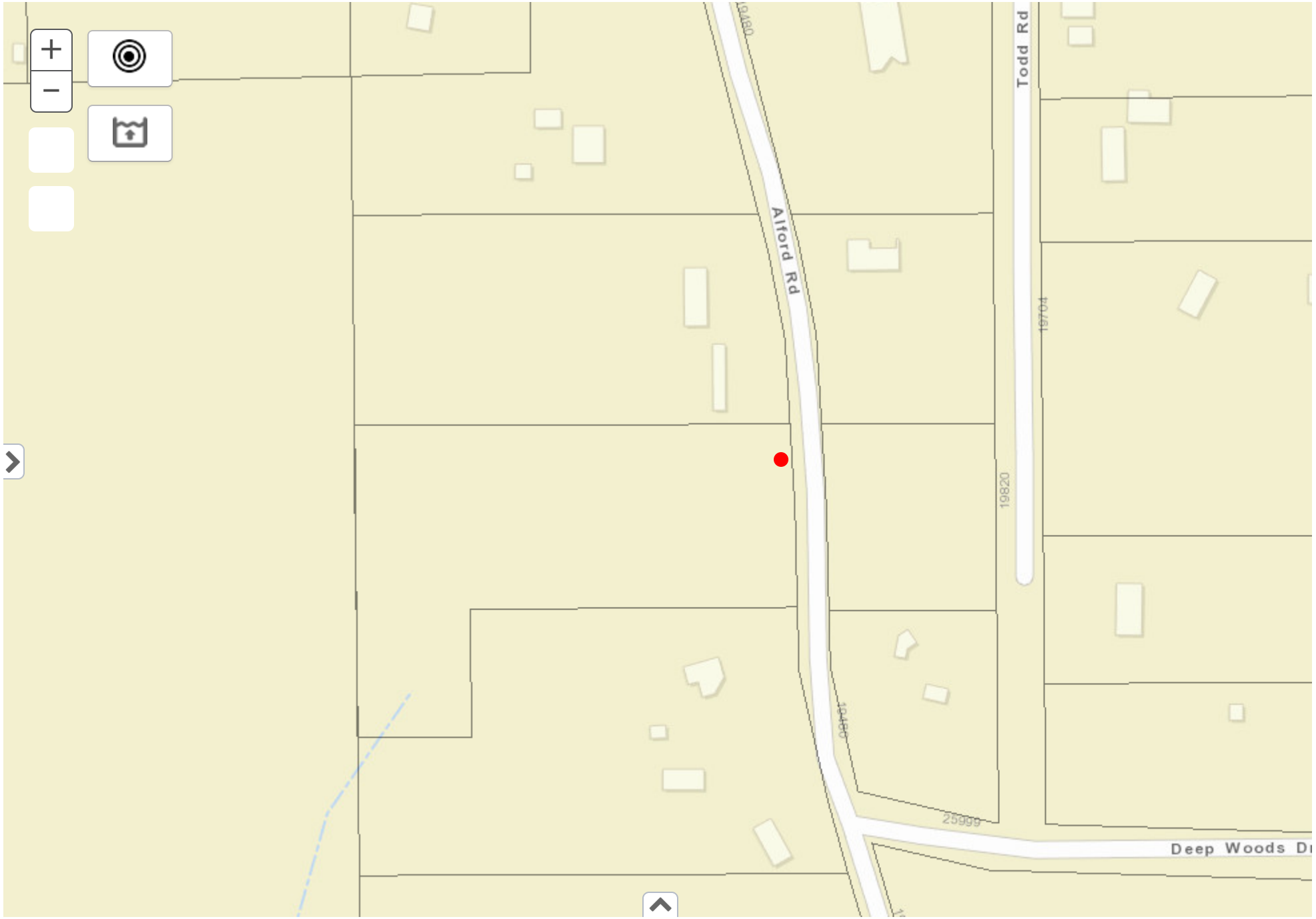
6. District Staff Technical Review and Recommendation: Applicant is requesting registration of an existing Evangeline that was not previously registered. Applicant is further requesting the issuance of OP-23102601-CHEV with an allocation of 500,000 gallons for the Evangeline annually. Applicants well is serving 30 RV connections. Staff recommends to the General Manager that she recommend the Board approve the registration of the well as Non-Exempt and the requested allocation of 500,000 gallons for the Evangeline annually.

7. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with the condition. Applicant remits water use fees from 2022 to present as specified by District.

8. Meter has already been properly installed.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Israel Reyes OP-23102601-CHEV
19574 Alford Rd.



Undine Texas, LLC (Pioneer Trails)

Attn: Andy Thomas
17681 Telge Rd
Cypress, TX 77429

Permit No. OP-24010402-CHEV

Operating Permit

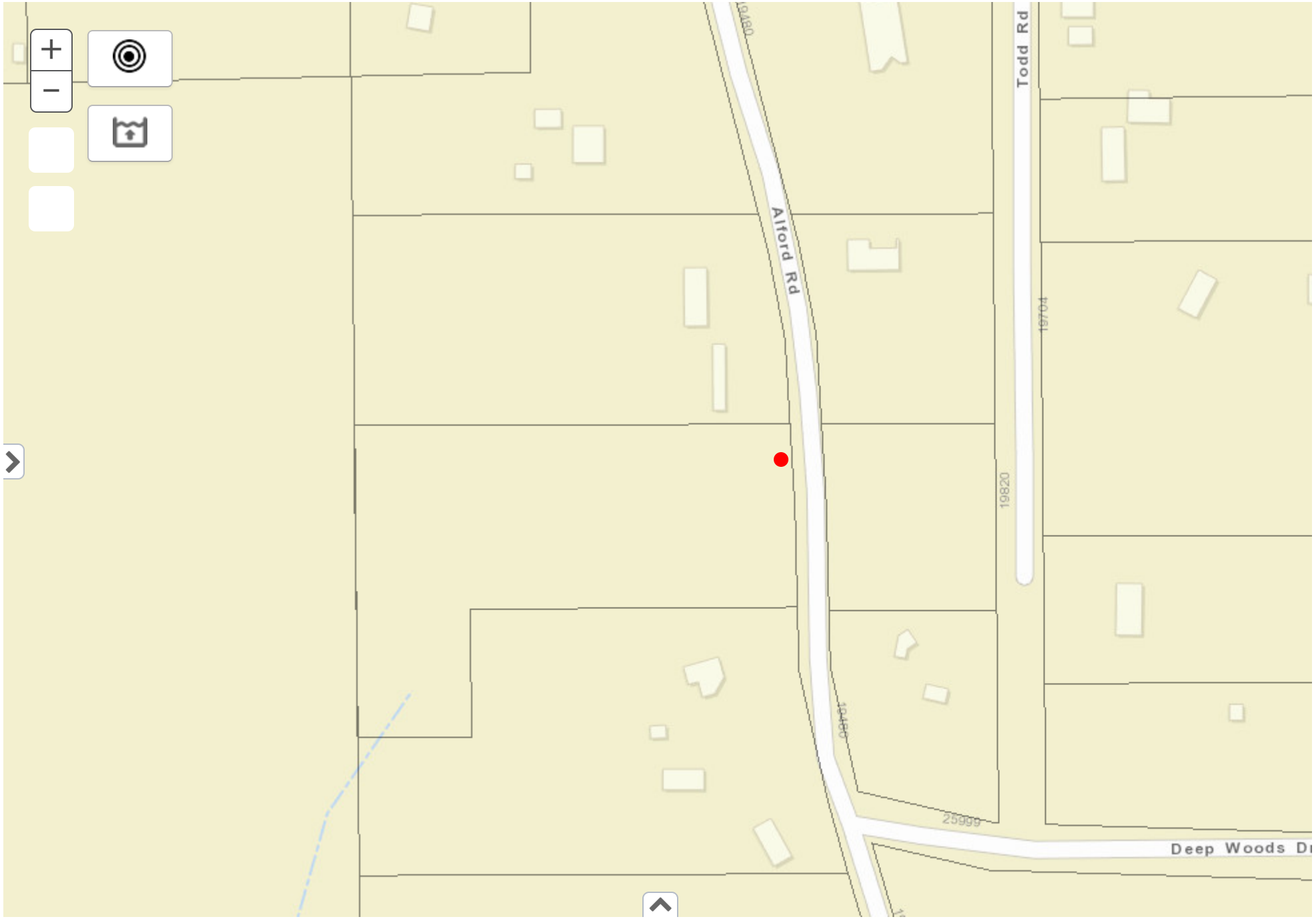
Date of Hearing:	3/12/2024
Request (MG):	24.090
GM Recommendation (MG):	24.090
Water use:	Public Water Supply
Location:	15377 Rusty Oak Trail, Conroe
Well Registration:	2024010403
Depth (ft):	320.0
Diameter (in):	6.0

Information

1. Request for new well with allocation and issue a new permit commencing March 12, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for the Pioneer Trails Subdivision.
5. Applicant requests 24,090,000 gallons for 2024 and annually thereafter.
6. A hydrogeological report is required due to requesting exemption as stated in District Rule 3.2: “All new wells may not be drilled within 50 feet of the nearest adjacent property line”. District consultants have reviewed the submitted hydrogeological report and found to meet the requirements as detailed in the Hydrogeological Report Guidelines.
7. District Staff Technical Review and Recommendation: Applicant is requesting registration of and authorization to begin construction on one new Evangeline well which will serve an established residential area. Applicant is further requesting the issuance of OP-24010402-CHEV with an allocation of 24,090,00 gallons in the Evangeline annually. Applicant will use allocation during the pump test, step test, construction of water lines, utilities, and established residential connections. Applicant was previously purchasing water from a nearby water provider and has decided to operate their own system moving forward. Applicant is estimating 384 established residential connections. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well(s), and further approve the requested allocation of 24,090,000 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Israel Reyes OP-23102601-CHEV
19574 Alford Rd.



BHOLD Investments, LP

Attn: Oliver Baumhogger
12333 Rose Rd
Willis, TX 77378

Permit No. OP-24010802-CHEV

Operating Permit

Date of Hearing:	3/12/2024
Request (MG):	5.00
GM Recommendation (MG):	5.00
Water use:	Irrigation
Location:	3619 Honea Egypt Rd, Montgomery
Well Registration:	2024010803
Depth (ft):	101.0
Diameter (in):	4.0

Recommendation

1. **Existing Well** - Issue a permit commencing March 12, 2024 in perpetuity (unless amended or revoked).

2. No written opposition was received regarding the proposed permit.

3. The permit application is administratively complete.

4. Applicant requests 5,000,000 gallons for 2024 and annually thereafter.

5. Applicant will provide water for a landscaping nursery.

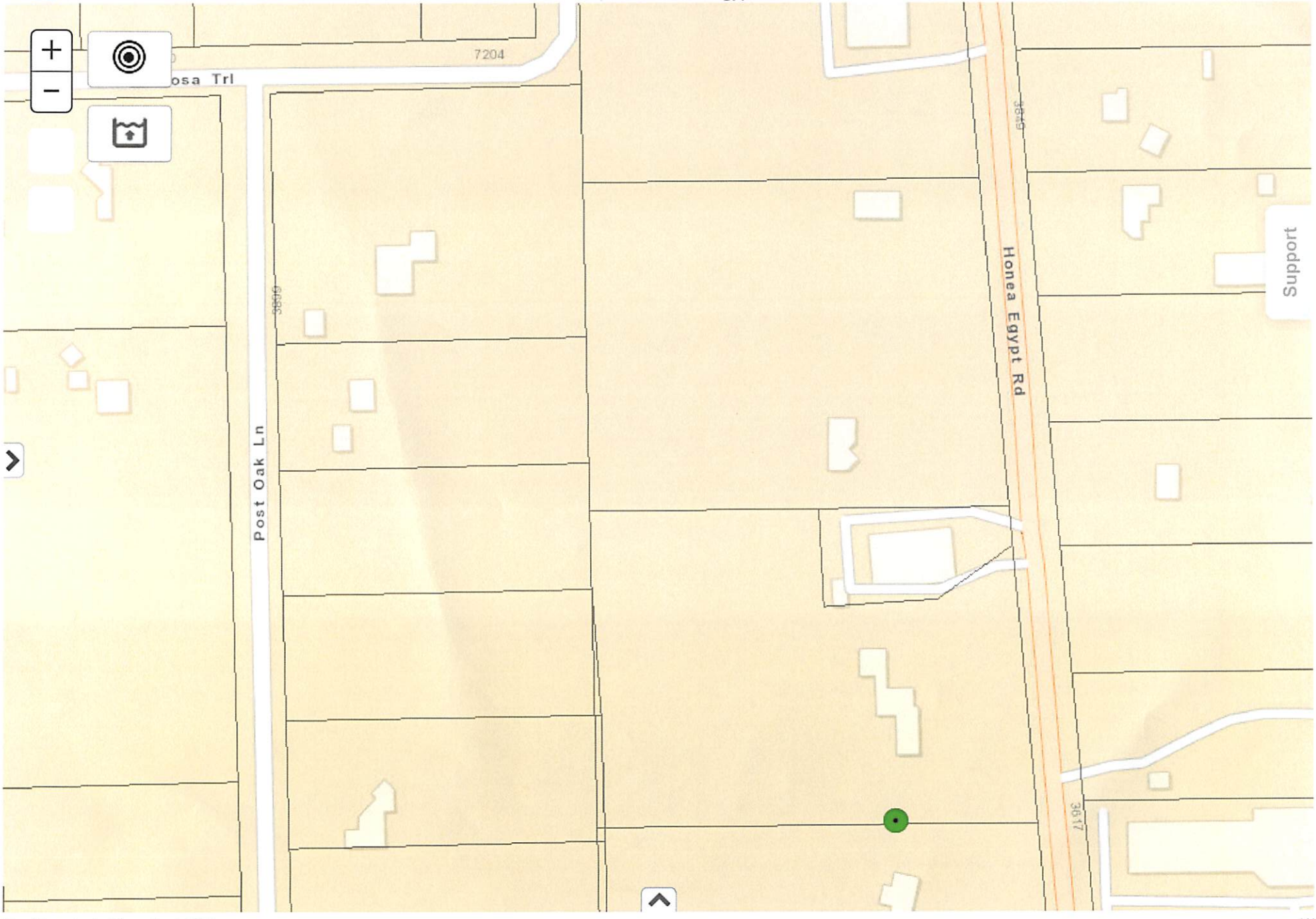
6. This is an existing well not permitted with the District. The well was originally drilled for a single family home with an unknown drilling date.

7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of an existing well in the Evangeline aquifer with an unknown drill date that originally served a single family home. Applicant states the existing well will now be used to provide water for a landscaping nursery. Applicant is also requesting an allocation of 5,000,000 gallons in the Evangeline aquifer for 2024 and on an annual basis thereafter. Applicant states the water will be used for approximately 3 acres of various trees, shrubs and plants, including 1,400 plants in containers being watered with drip emitters, 13,000 containers from 1 gallon to 200 gallons using impact sprinklers. There will also be (2) 100'x60' feet greenhouses with tropical and shade plants ranging in container size from 1 to 30 gallons. Applicant also states the water will be used for 5 company vehicles being washed at least once a month and 2 loaders being washed 5 months and at least 10 employees District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for the registration of the existing well, as well as an allocation of 5,000,000 gallons in the Evangeline aquifer annually as requested.

8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

BHOLD Investments, LP
OP-24010802
Well Reg 2024010803
(Existing Well)
3619 Honea Egypt Rd



Bronco YeeHaw Event Center

Attn: Jose Gutierrez
703 W. Rollingwood St.
Pinehurst, TX 77362

Permit No. OP-24011801-CHEV

Operating Permit

Date of Hearing:	3/12/2024
Request (MG):	0.750
GM Recommendation (MG):	0.750
Water use:	Commercial
Location:	33100 Old Hempstead Road, Magnolia
Well Registration:	2024011804
Depth (ft):	230.0
Diameter (in):	4.9

Information

1. Issue a permit commencing March 12, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 750,000 gallons for 2024 and annually thereafter.
5. Applicant will provide water for an event center.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well which will provide water for Bronco YeeHaww LLC. Applicant is also requesting an allocation of 750,000 gallons in the Evangeline aquifer for 2024 annually based on 1 connection and approximately 400 individuals for 156 days a year in addition to a 30,000 gallon fire tank. Applicant states the water will be used for an event center. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 750,000 gallons in the Evangeline aquifer annually as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Bronco YeeHaw LLC
OP-24011801-CHEV
Well Reg 2024011804
33100 Old Hempstead Rd, Mag

Jenny Sue's Pet Grooming

Attn: Jenny Sue McCann
15237 Saddlewood Dr
Conroe, TX 77384

Permit No. OP-24012601-CHEV

Operating Permit

Date of Hearing:	3/12/2024	
Request (MG):	0.300	
GM Recommendation (MG):	0.300	
Water use:	Commercial	
Location:	15237 Saddlewood Dr, Conroe	15237 Saddlewood Dr, Conroe
Well Registration:	2024012601	2024021901
Depth (ft):	285.0	unknown
Diameter (in):	4.0	2.0

Information

1. Issue a permit commencing March 12, 2024 in perpetuity (unless amended or revoked) with one new well and one existing well.

2. No written opposition was received regarding the proposed permit.

3. The permit application is administratively complete.

4. Applicant requests 300,000 gallons for 2024 and annually thereafter.

5. Applicant will provide water for a pet grooming business.

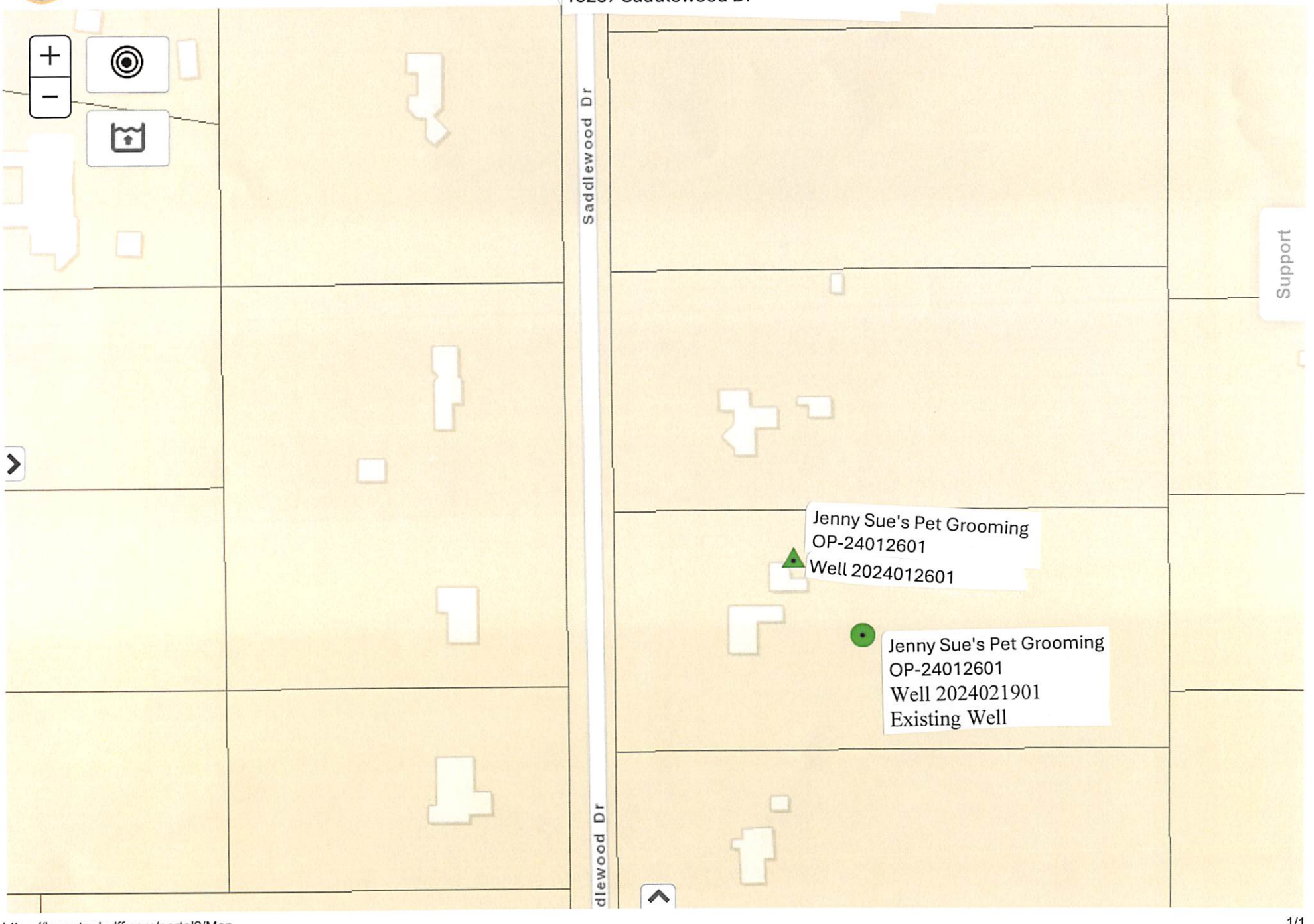
6. **District Staff Technical Review and Recommendation**: Applicant is requesting registration of and authorization to begin construction of a new well and the registration of an existing well which will provide water for Jenny Sue's Pet Grooming business in the Evangeline aquifer. Applicant is also requesting an allocation of 300,000 gallons in the Evangeline aquifer for 2024 and on an annual basis thereafter. Applicant states the water will be used for a pet grooming business with approximately 24 employees for 315 days a year. Applicant also states the existing well will serve as a backup well in the event the main well should be inoperable. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, the registration of the existing well, the installation of a water meter by 3/20/2024 on the existing meter as well as an allocation of 300,000 gallons in the Evangeline aquifer annually as requested.

7. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with the following condition: Applicant remits water use fees from 2020 to present as specified by District for the existing well.

8. Water Meter has been installed on existing well registration #2024021901.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Jenny Sue's Pet Grooming
OP-24012601
Well Regs 2024012601 (new)
202421901 (existing)
15237 Saddlewood Dr



Best Box HWY 59

Attn: Jason Braidwood
222 South Central Ave
St. Louis, MO 63105

Permit No. OP-24020901-CHEV

Operating Permit

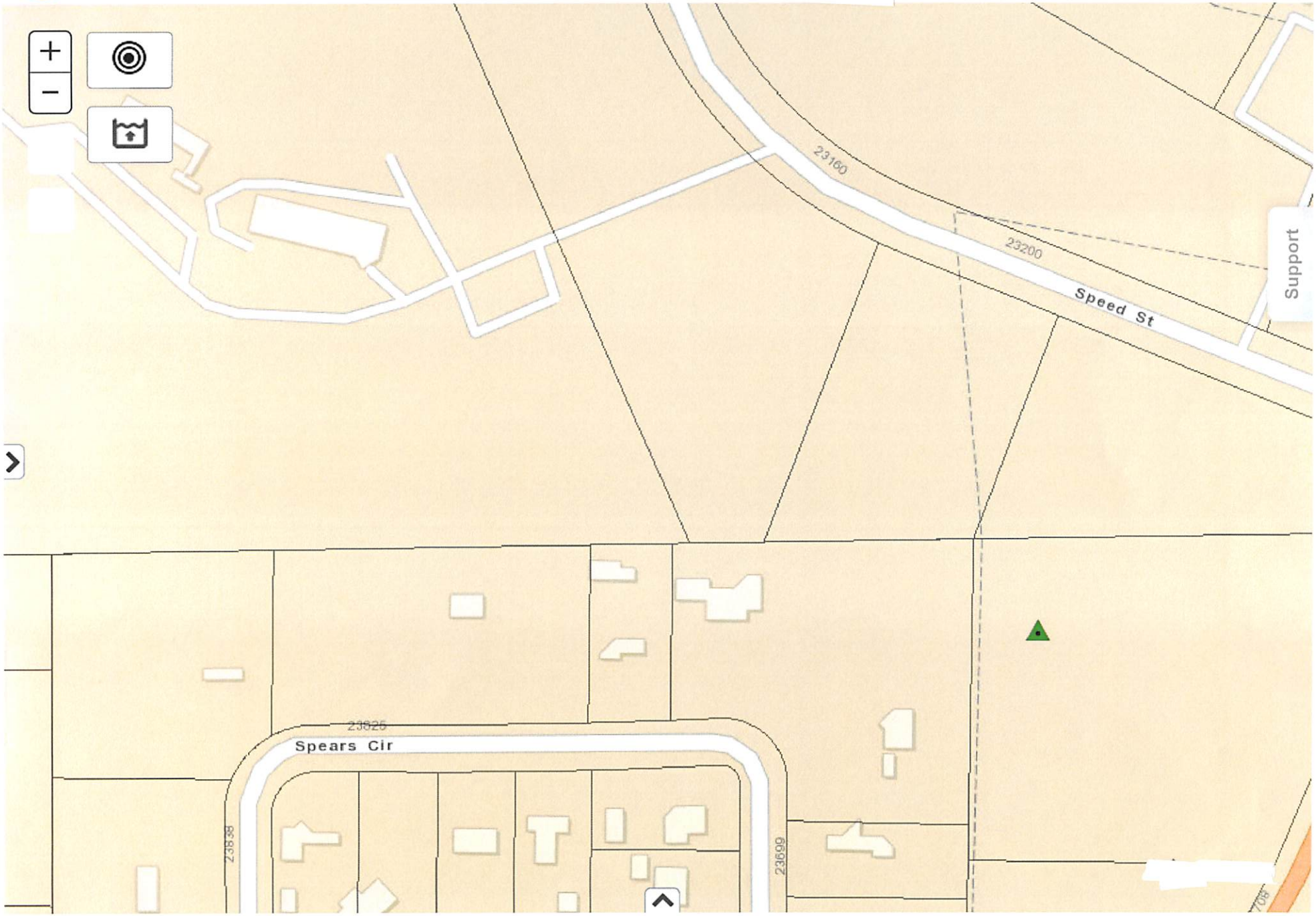
Date of Hearing:	3/12/2024
Request (MG):	0.100
GM Recommendation (MG):	0.100
Water use:	Commercial
Location:	17644 US 59 Business, New Caney
Well Registration:	2024020901
Depth (ft):	255.0
Diameter (in):	4.0

Information

1. Issue a permit commencing March 12, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 100,000 gallons for 2024 and annually thereafter.
5. Applicant will provide water for a storage facility.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well in the Evangeline aquifer for a storage facility. Applicant is also requesting an allocation of 100,000 gallons for 2024 and on an annual basis thereafter. Applicant states the water will be used for 10 employees use, a fire tank with a 47,000 gallon capacity and the irrigation of 13,000 square foot of newly planted grass. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 100,000 gallons in the Evangeline aquifer annually as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Best Box HWY 59
OP-24020901
Well Reg 2024020901
17644 US 59 Business



Waste Management Renewable Energy

Attn: Ruth Muelker
19248 TX 105
Cleveland, TX 77328

Permit No. OP-24022002- CHEV

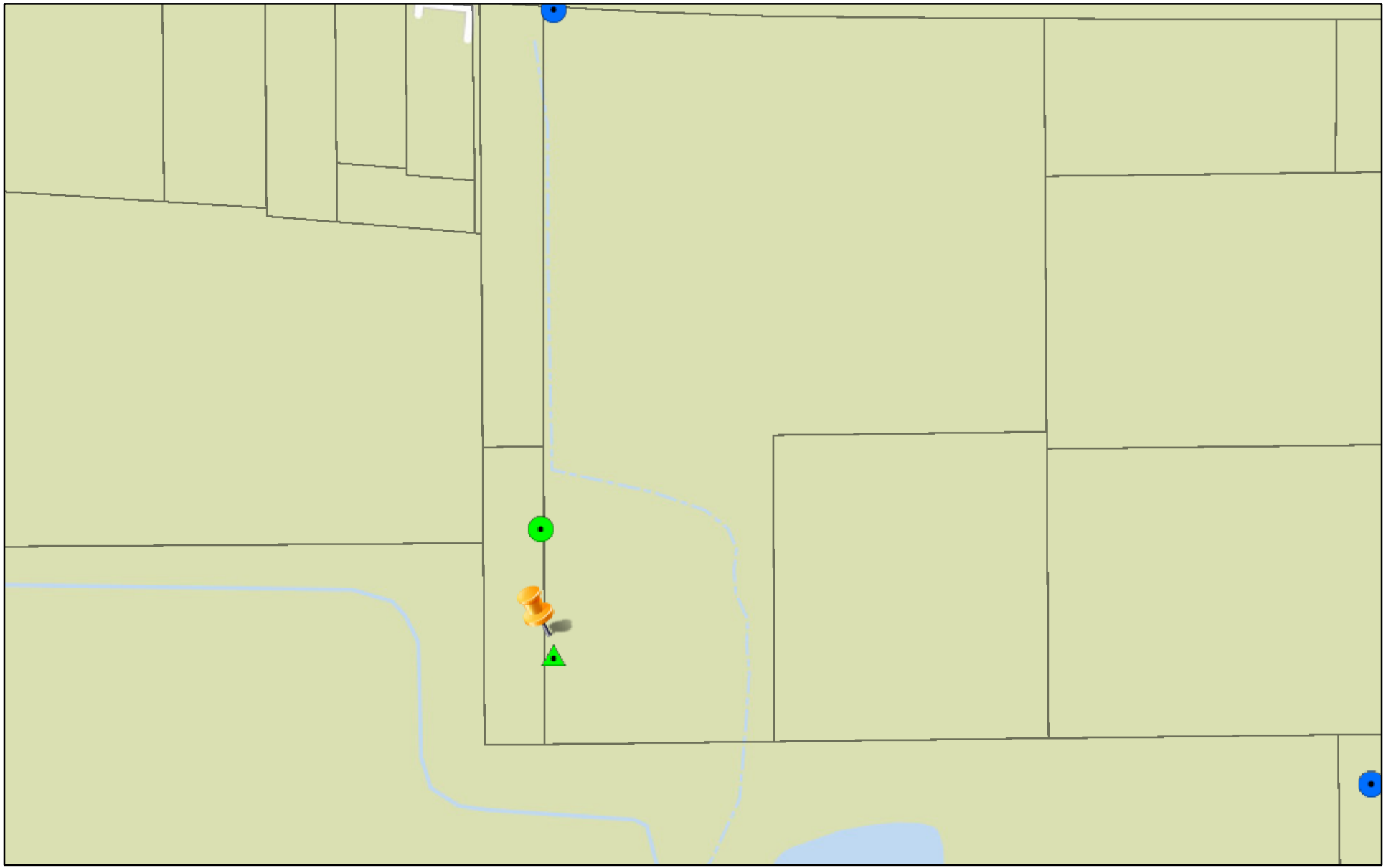
Operating Permit

Date of Hearing:	3/12/2024
Request (MG):	0.150
GM Recommendation (MG):	0.150
Water use:	Commercial
Location:	19248 TX 105, Cleveland
Well Registration:	2024022801
Depth (ft):	320.0
Diameter (in):	4.0

Recommendation

1. Issue a new permit with allocation of 150,000 gallons commencing March 12, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for restrooms and washdowns for 5 employees at a Renewable Natural Gas facility.
5. Applicant requests 150,000 gallons for 2024 and annually thereafter.
6. District Staff Technical Review and Recommendation: Applicant is requesting registration of and authorization to begin construction on one new Chicot well which will serve restrooms and washdowns for 5 employees at a Renewable Natural Gas facility. Applicant is further requesting the issuance of OP-24022002-CHEV with an allocation of 150,000 gallons in the Chicot annually. Applicant is estimating 1 Commercial connection. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and further approve the requested allocation of 150,000 gallons in the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Lone Star GCD Map - WM Renewable Energy



March 4, 2024

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Coordinate Markers

Halff Associates, Inc.
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Aaraab & Izyan, LLC

Attn: Shahin Momin
750 Waukegan Road
Conroe, TX 77306

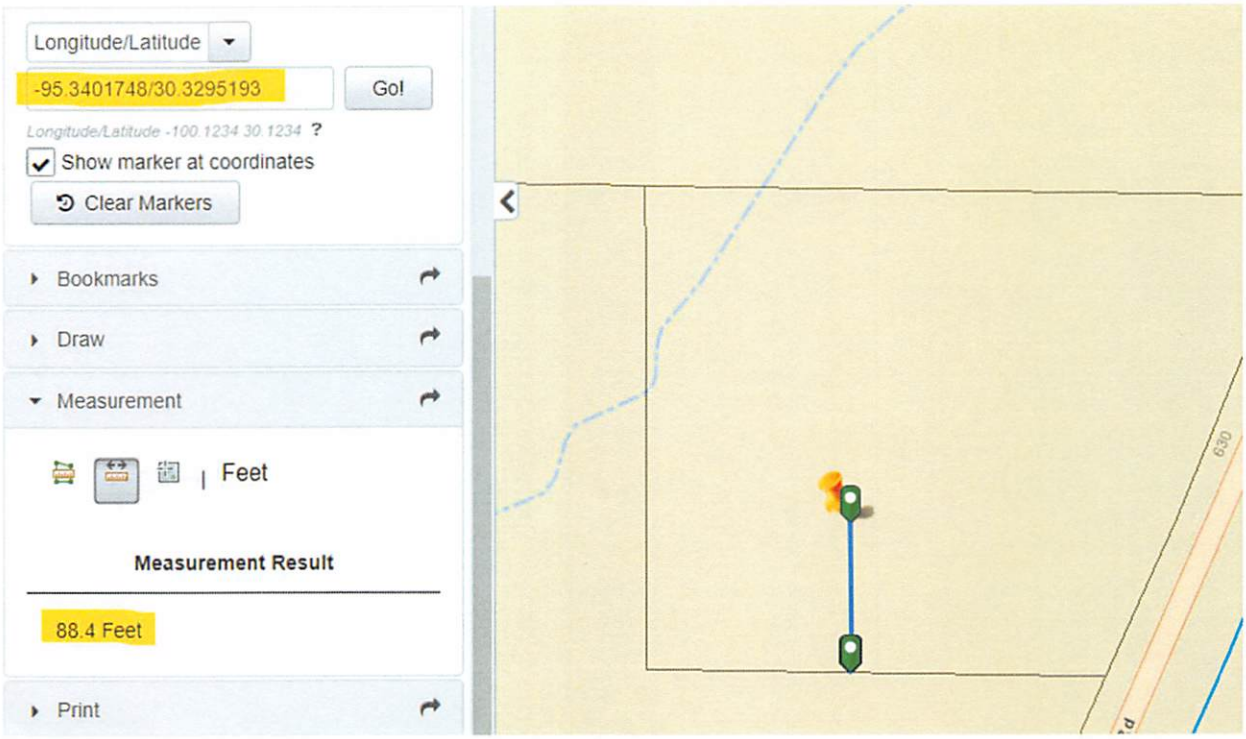
Permit No. OP-24022801-CHEV

Operating Permit

Date of Hearing:	3/12/2024
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Public Supply
Location:	750 Waukegan Road, Conroe
Well Registration:	2024022802
Depth (ft):	240.0
Diameter (in):	5.0

Recommendation

1. Issue a new permit with allocation of 500,000 gallons commencing March 12, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for a Gas Station facility.
5. Applicant requests 500,000 gallons for 2024 and annually thereafter.
6. District Staff Technical Review and Recommendation: Applicant is requesting registration of and authorization to begin construction on one new Evangeline well which will serve a gas station with a small resturant for 5 employees. Applicant is further requesting the issuance of OP-24022801-CHEV with an allocation of 500,000 gallons in the Evangeline annually. Applicant is estimating 1 Public Supply connection. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and further approve the requested allocation of 500,000 gallons in the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.


Longitude/Latitude
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Show marker at coordinates
Clear Markers
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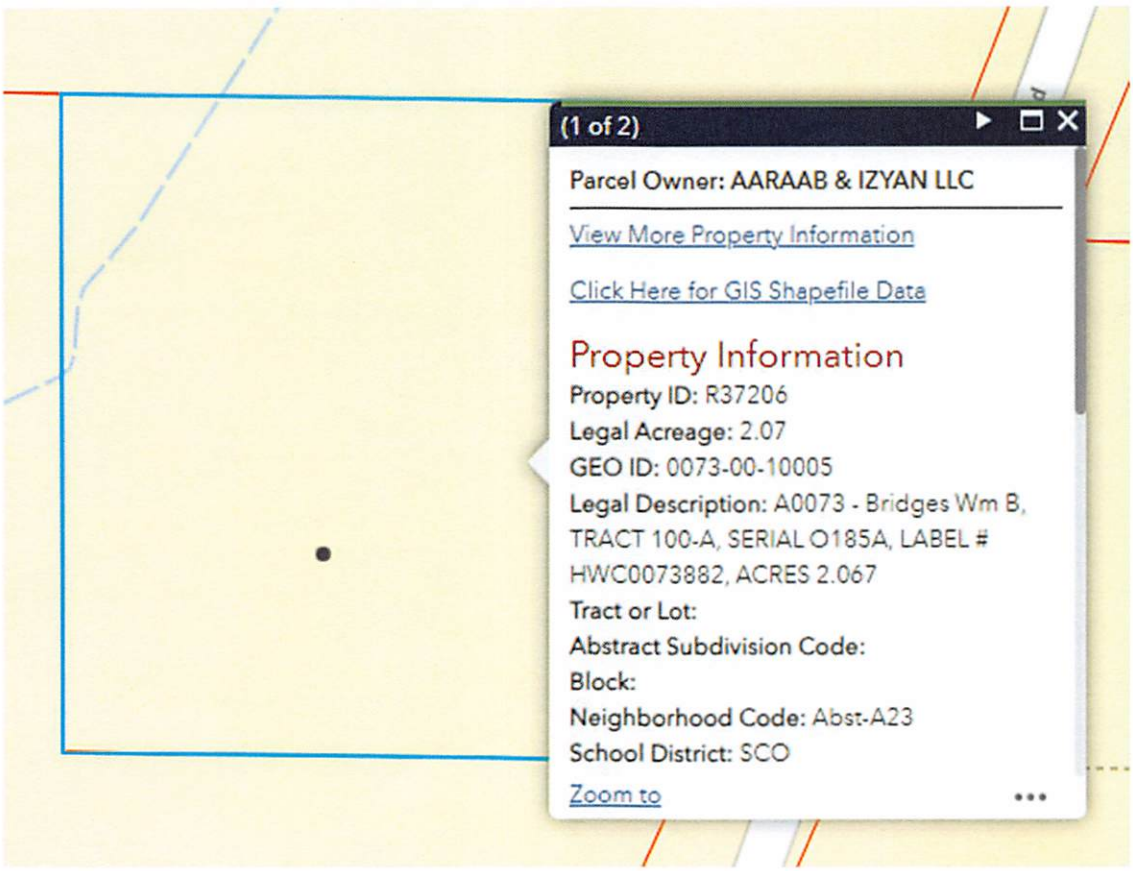
(1 of 2)
Parcel Owner: AARAAB & IZYAN LLC
View More Property Information
Click Here for GIS Shapefile Data
Property Information
Property ID: R37206
Legal Acreage: 2.07
GEO ID: 0073-00-10005
Legal Description: A0073 - Bridges Wm B, TRACT 100-A, SERIAL O185A, LABEL # HWC0073882, ACRES 2.067
Tract or Lot:
Abstract Subdivision Code:
Block:
Neighborhood Code: Abst-A23
School District: SCO
Zoom to

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

February 13, 2023

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 February 13, 2024.

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:

Jim Spigener
Stuart Traylor
Janice Thigpen
Kennith Earnest
Kenneth Earnest
Garry Dent

Six members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, General Manager; Kirstin Hein Permitting Director, Justin Saenz, Education & Conservation Coordinator; Chris Drabeck, District Technical Consultant, and Stacey V. Reese, District Counsel and James Beach, District Technical Consultant via Zoom; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

Director Bouché led prayer and Director Earnest lead the US and Texas pledges.

PUBLIC COMMENTS:

No comments were received.

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE FOLLOWING OPERATING PERMITS and/or METER EXEMPTIONS:

Ms. Hein provided an overview of the twelve applications listed. Items 1-12 included applications that are considered administratively complete and have been reviewed by District Staff. No hydrogeological reports were required for these items and they comply with District's Spacing Rules. The General Manager has reviewed these applications and it is her recommendation that the Board grant that which is requested.

i. Black Eye Properties, LLC

Applicant is requesting registration of a new Jasper Aquifer operating permit and for production authorization in the amount of 750,000 gallons for 2024 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.

ii. Oil & Mud Innovative Technologies, Inc.

Applicant is requesting an amendment to an Operating Permit OP-10080201-CHEV for an increase in production authorization in the amount of 350,000 gallons for 2024 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.

iii. Areli Foundation

Applicant is requesting registration of a new Evangeline Aquifer operating permit and for production authorization in the amount of 150,000 gallons for 2024 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.

iv. Angel Albiter

Applicant is requesting registration of an existing Chicot Aquifer operating permit and for production authorization in the amount of 150,000 gallons for 2024 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.

v. Roman Forest Property LLC (Fuel Maxx 96)

Applicant is requesting registration of a new Evangeline Aquifer operating permit and for production authorization in the amount of 750,000 gallons for 2024 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.

vi. JPCT Investments, LLC

Applicant is requesting registration of a new Jasper Aquifer operating permit and for production authorization in the amount of 107,290,581 gallons for 2024 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.

vii. Aqua Texas, Inc. (Carriage Hills)

Applicant is requesting an amendment to an Operating Permit OP-05111403D-CHEV for an increase in production authorization in the amount of 20,000,000 gallons for 2024 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.

viii. Aqua Texas, Inc. (Lake Conroe Village)

Applicant is requesting an amendment to an Operating Permit OP-07092601I-JSPR for an increase in production authorization in the amount of 18,000,000 gallons for 2024 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.

ix. Aqua Texas, Inc. (Lake Creek Forest)

Applicant is requesting an amendment to an Operating Permit OP-06092601F-CHEV for an increase in production authorization in the amount of 8,000,000 gallons for 2024 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.

x. Aqua Texas, Inc. (Walnut Springs)

Applicant is requesting registration of a new Evangeline Aquifer operating permit and for production authorization in the amount of 10,000,000 gallons for 2024 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.

xi. Aqua Texas, Inc. (Lake Conroe Forest & Tejas Creek)

Applicant is requesting an amendment to an Operating Permit OP03-0039C for an increase in production authorization in the amount of 26,710,000 gallons for 2024 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.

xii. Greater Harris County 911 Emergency Network (Pleasant Valley Road)

Applicant is requesting registration of a new Evangeline Aquifer operating permit and for production authorization in the amount of 100,000 gallons for 2024 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.

Director Bouché moved to approve Item 1 - 12 and Director Earnest seconded the motion. No discussion, President Spigner called for a voice, motion passed.

ADJOURN:

Vice President Traylor moved to adjourn the February 13, 2024 Public Hearing on Permit Applications and Director Dent seconded the motion. Motion passed. The meeting was adjourned at 6:05 pm.

PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF March 2024.

_____

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

February 13, 2024

MINUTES OF REGULAR MEETING

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 February 13, 2024.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:05 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:

Jim Spigener
Stuart Traylor
Janice Thigpen
Kennith Earnest
Kenneth Earnest
Garry Dent

Six members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, General Manager; Kirstin Hein Permitting Director, Justin Saenz, Education & Conservation Coordinator; Chris Drabeck, District Technical Consultant, and Stacey V. Reese (virtual), District Counsel and James Beach (virtual), District Technical Consultant via Zoom; 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 public comments were made, one public comment was submitted via email and place in the Board's packet.

APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes as listed for approval on today's agenda. Without further discussion, Vice President Traylor moved to approve the meeting as presented, Director Earnest seconded the motion. President Spigner called for a voice vote, motion passed to approve the meeting minutes as presented.

- January 9, 2024, Public Hearing on Permit and Permit Amendment Applications
- January 9, 2024, Regular Meeting of the Board of Directors

COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting. President Spigner mentioned that the executive committee had not yet met and emphasized the need for a meeting.

A. **Budget & Finance Committee**

1) Brief the Board on the Committee's activities since the last regular Board meeting. No updates since the last Board of Directors Meeting

2) Review of unaudited financials for the month of January 2024 – Sarah Kouba, General Manager Ms. Kouba provided financial updates for January 2024. The income for the month was $289,238.48, while expenses amounted to $179,093.74, resulting in a net income of $110,144.74. The year-to-date net income remained the same at $110,144.74. The total cash on hand as of January 31st, 2024, was $7,323,421.60.

B. **External Affairs Committee**

1) Brief the Board on the Committee's activities since the last regular Board meeting President Spigner provided an update on the External Affairs Committee, noting that they haven't met but had a productive discussion with Representative Metcalf. They discussed Lone Star's interest in a vacant Chair position on the Natural Resources Committee and received assurance of support. Additionally, they've been working with their PR consultant, Studio 3 Media, on better public outreach and refining their mission statement. They're also seeking meetings with Rep. Ernest Bailes and Senator Lois Kolkhorst to establish connections in those areas. Overall, they're making progress in developing relationships with political representatives. President Spigner mentioned a productive meeting with Janice Holt, who is running against Rep. Ernest Bailes in the upcoming election.

C. **DFC & Technical Committee**

1) Brief the Board on the Committee's activities since the last regular Board meeting
Vice President Traylor provided an update on the weekly meetings regarding Phase III, noting a delay in mobilizing the rig due to rain but still anticipating on meeting project deadlines. He mentioned visiting the site and observed wet conditions. The committee and technical team continue discussions on Phase III Site #2, with considerations including an environmental study.

Ms. Kouba elaborated on the timeline extension due to weather conditions, emphasizing the need for updates as the ground dries up. Regarding Site #2, discussions involve negotiations and considerations for an environmental study to ensure suitability, with SJRA's cooperation appreciated.

President Spigner inquired about the potential environmental study's cost and responsible party. Ms. Kouba indicated that the technical team is exploring options, clarifying that no paperwork has been signed yet and that the expected cost is under $10,000, pending approval by the DFC.

D. **Rules, Bylaws & Policies Committee**

1) Brief the Board on the Committee's activities since the last regular Board meeting
President Spigner provided an update on the ongoing efforts towards finalizing rule revisions for 2024. Acknowledging some delays due to other priorities, he assured that the process is still underway and progressing, albeit at a slower pace

RECEIVE INFORMATION FROM DISTRICT'S TECHNICAL CONSULTANTS REGARDING WATER LEVELS IN GMA 14– JAMES BEACH, P.G., AND CHRIS DRABEK P.G. (ADVANCED GROUNDWATER SOLUTIONS, LLC) DISTRICT'S TECHNICAL CONSULTANT(S).

District Technical Consultants gave an update presentation on water levels in GMA 14 and Montgomery County.

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

Ms. Kouba provided updates on the planning for the upcoming GMA 14 meeting scheduled for February 29th at the District. She mentioned that the agenda for the meeting will be posted by the end of the week. James will deliver a presentation on water levels in GMA 14 at the meeting, along with an update on the subsidence Phase III study and Site #1.

Additionally, Ms. Kouba discussed Resolution #24-001, which will be considered at the GMA 14 meeting. This resolution pertains to the development of an alternative groundwater availability model (GAM) for joint planning. The draft resolution circulated included the word "data," ensuring that the new alternative GAM would incorporate updated data, particularly data obtained from coring at the Phase III Site #1 .

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

Discuss, consider, and possible action regarding authorization for GMA 14 representative to sign Resolution #24-001 adopting Development of Alternative Groundwater Availability Model. – Sarah Kouba, General Manager, and/or District's technical consultant(s). Vice President Traylor Moved to approve authorize Ms. Kouba to sign the revised Resolution 24-001 as the GMA 14 Representative, Secretary Thigpen second the motion. No discussion, President Spigner call for a voice vote, motion carried.

GENERAL MANAGER'S REPORT:

Ms. Kouba provided comprehensive updates on various operational aspects of the district. She highlighted ongoing efforts in database development with Collier Consulting and Hydros, along with regular meetings for software implementation and website revamping. Additionally, Ms. Kouba announced the hiring of Tiffany White as the Director of Operations, noting her extensive background in county administration.

In terms of meetings and events, Ms. Kouba mentioned legislative consultant meetings, staff development sessions, and various scheduled events attended by district members. Notable among these were educational outreach activities in schools, attendance at water conservation symposiums, and participation in regulatory group meetings.

Field operation updates included regular PAM monitoring and a significant number of field inspection reports conducted in January. Permitting operations saw 41 applications under review, with a breakdown of application types and pending actions provided for clarity. Ms. Kouba also outlined exempt well registration activities for the month.

Overall, Ms. Kouba's update provided a thorough overview of the district's activities and initiatives across different operational areas, demonstrating a commitment to transparency and efficiency in district management.

GENERAL COUNSEL'S REPORT:

Ms. Reese stated she had nothing to report at this time.

EXECUTIVE SESSION:

The Board recessed at 7:13 PM into a closed Executive Session pursuant to Texas Government Code, Sections 551.074 to discuss personnel matters and annual review of the General Manager, and 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 hearing posted for today.

RECONVENE IN OPEN SESSION:

Following Executive Session, the Board reconvened in Open Session and President Spigener declared it open to the public at 7:48 PM

NEW BUSINESS:

Nothing to report on currently.

ADJOURN:

There being no further business Vice President Traylor moved to adjourn the meeting and Director Dent seconded the motion. President Spigner called for a voice vote, motion carried. The meeting was adjourned at 7:49 PM.

PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF March 2024.

_____

Janice Thigpen, Board Secretary

March 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	*2*
3	*4*	*5*	*6*	*7*	*8*	*9*
10 *Day Light Savings*	*11*	*12* ***LSGCD*** ***Board of Directors*** ***Meeting 6PM***	*13*	*14*	*15*	*16*
17 *St Partick's Day*	*18*	*19*	*20*	*21*	*22*	*23*
24 *Palm Sunday*	*25*	*26*	*27*	*28*	*29* *Good Friday* ***Office Closed***	*30*
31 *Easter*						

April 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	*2*	*3*	*4*	*5*	*6*
7	*8*	*9* ***LSGCD Board of Directors Meeting 6PM***	*10*	*11* *Montgomery County Fair begins*	*12*	*13*
14	*15* *Montgomery County Fair Kids Day—Mobile Trailer*	*16* *Montgomery County Fair Kids Day—Mobile Trailer*	*17*	*18*	*19*	*20*
21 *Montgomery County Fair Ends*	*22*	*23*	*24*	*25*	*26*	*27*
28	*29*	*30*				