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

To be held on Tuesday, July 23, 2024
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

DOC# 24-1448
POSTED
07/19/2024 01:28PM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, JULY 23, 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 for the Operating Permits and/or Exemptions listed in Item 5.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Exemptions:

   i. Allaudin Maknojia, for a proposed new operating permit not to exceed 1.5 mg annually, and for a proposed well to be drilled at 17470 State Highway 242, Conroe, Public Supply Use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and

   ii. Steven J. Gibson, for a proposed amendment to OPAG-23101701-CHEV, well to be drilled at 597 ft north of FM1488 and 50 ft west of Community Road Magnolia, (Lat. 30/13/30 Long. -95/40/19) not to exceed 5.5 mg annually, Irrigation (Agriculture) Use, District Aquifer: Chicot/Evangline (CHEV), (Driller of record: Hildebrandt Drilling LLC); and

   iii. Fuel Maxx 104, for a proposed new operating permit not to exceed 3 mg annually, and for a proposed well to be drilled at 11900 Seven Coves Rd., Willis, Public Supply Use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and

   iv. EG21, LLC (Emory Glen), for a proposed amendment to OP-22031401-CHEV for increase of 93.5 mg for annual allocation not to exceed 97.5 mg annually, for well located at 21500 FM 1488 Rd., Magnolia, Public Water Supply (PWS) Use, District Aquifer: Chicot/Evangeline (CHEV); and

   v. Quadvest, LP. (Colony at Pinehurst), for a proposed amendment to OP-22071301-CHEV, increase of 37.752802 mg allocation not to exceed 42.752802 mg annually for well located at 4110 Long Leaf Bend Blvd., Pinehurst, Public Water Supply (PWS) Use, District Aquifer: Chicot/Evangeline (CHEV); and

vi. City of Magnolia, for a proposed amendment to OP-04041601F-JSPR, increase of 206 mg allocation not to exceed 400 mg annually for wells located at 0.30 miles south of FM 1488 and 0.45 miles west of FM 149 and 743 1/2 Kelly Road, Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial Use, District Aquifer: Jasper (JSPR); and

vii. Wood Trace MUD No. 1, for a proposed amendment to OP-07020801F-CHEV, increase of 22.296 mg allocation not to exceed 117 mg annually for well located at 217 Coe Rd., Pinehurst, hydrogeological report submitted with application, Public Water Supply (PWS) and Irrigation Use, District Aquifer: Chicot/Evangeline (CHEV); and

viii. Wood Trace MUD No. 1, for a proposed amendment to OP-07020801F-JSPR, increase of 22.296 mg allocation not to exceed 117 mg annually for well located at 217 ½ Coe Rd., Pinehurst, hydrogeological report submitted with application, Public Water Supply (PWS) and Irrigation Use, District Aquifer: Jasper (JSPR); and

ix. Ranchcrest Water System for a proposed amendment to OP-05112901I-CHEV, increase of 53.5 mg allocation not to exceed 162.5 mg annually for wells located at (a) 24063 Wilde Dr., (b) Ranch Crest Dr. (Lat. 30/11/51, Long. -95/48/02), (c)Wilde Dr. (Lat. 30/11/16, Long.-95/48/03), and (d) 18814 E. Maverick Ranch Rd., Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) Use, District Aquifer: Jasper (JSPR); and

x. Montgomery County MUD No. 157, for a proposed amendment to OP-18010501D-JSPR, increase of 172.739630 mg annually, not to exceed 263.859630 mg annually for well located at 17859 FM 1314, Conroe, hydrogeological report submitted with application, Public Water Supply (PWS) Use, District Aquifer: Jasper (JSPR); and

xi. Montgomery County MUD No. 157, for a proposed amendment to OP-18010501D-CHEV, increase of 166.670203 mg annually, not to exceed 209.550203 mg annually for well located at 17859 FM 1314, Conroe, hydrogeological report submitted with application, Public Water Supply (PWS) Use, District Aquifer: Chicot/Evangeline (CHEV); and

xii. City of Shenandoah, for a proposed amendment to OP-04113002H-JSPR, increase of 176.870469 mg annually, not to exceed 600 mg annually for wells located at 109 Honey Berry St., 19429 David, 19871 David Memorial Dr., Shenandoah, and for a proposed well to be drilled at 29955 I-45 North, Shenandoah, hydrogeological report submitted with application, Public Water Supply (PWS) Use, District Aquifer: Jasper (JSPR), (Driller on record: To Be Determined); and

xiii. Magnolia Woods MUD No. 1, for a proposed new operating permit not to exceed 151.799283 mg annually, and for a proposed well to be drilled at 2285 FM 1486, Montgomery, hydrological report submitted with application, Public Water Supply (PWS) Use, District Aquifer: Jasper (JSPR), (Driller on record: Weisinger Incorporated); and

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 July 19, 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, JULY 23, 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.)

DOC# 24-1453
RECORDED
07/19/2024 04:30PM
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L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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, §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. June 11, 2024, Public Hearing on Permit and Permit Amendment Applications
   B. June 11, 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 June, 2024 – Sarah Kouba, General Manager.
      3) Review of 2nd Quarter Investment Report 2024 – Sarah Kouba, General Manager.
      4) Receive audit presentation for fiscal year 2023 – Jon Watson, CPA, Brooks Watson & Co., PLLC.

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

1) Brief the Board on the Committee's activities since the last regular board meeting – Stuart Traylor, Chair

2) Discuss, consider, and take action as necessary concerning Subsidence Study Phase III.

3) Technical Consultants Update - Receive updates from Technical Consultants on ongoing projects and/or applicable information – Sarah Kouba, General Manager, and/or District's technical consultant(s).

4) 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).

5) Discuss, consider, and take action as necessary concerning GMA 14 matters.

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 take action as necessary concerning approval of Resolution #24-003 Order of Election for the General Election position that are up for election.

9. Discuss, consider, and take action as necessary concerning approval of Resolution #24-004 Order of Election for the Special Election position that is up for election.

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