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

To be held on Tuesday, September 10, 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, SEPTEMBER 10, 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.)

DOC# 24-1775
POSTED
09/06/2024 01:43PM
Margena Durrenberger
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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. HWY 99 Forest Real Estate, LLC (Smart Stop), for a proposed new operating permit OP-24053001-CHEV, not to exceed 1.095 mg annually, and for a proposed well to be drilled at 26641 FM 1485, New Caney, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well); and

   ii. PJV Holdings LLC, for a proposed new operating permit OP-24072501-CHEV, not to exceed 0.3 mg annually, and for a proposed well to be drilled at 31902 Old Hempstead, Magnolia, Commercial and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and

   iii. Jadyn Wealth Properties, LLC (Kelly Eberly), for a proposed amendment OP-13070802C-CHEV, for an increase of 0.6 mg allocation not to exceed 1.347 mg annually for well located at 26603 FM 2978, Magnolia, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

   iv. Chateau Woods MUD Water Plant 3, for a proposed amendment OP-21111701A-CHEV, for a proposed well to be drilled at 10264 Sleepy Hollow Rd., Conroe, not to exceed 158 mg annually for wells at 10264 Sleepy Hollow Rd., hydrogeological report submitted with application, Public Water Supply (PWS) Use, District Aquifer Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well); and

v. Aqua Texas, Inc. (Piney Point), for a proposed amendment OP-08101401D-CHEV, for a proposed well to be located at 3700 Piney Point Rd, Conroe, not to exceed 9.5 mg annually for wells located at (a) proposed well to be drilled at 3700 Piney Point Rd, Conroe, (b) 3700 Piney Point Rd, Conroe, hydrological report submitted with application, Public Water Supply (PWS) use, request for spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller on record: To Be Determined).

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 September 6, 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, SEPTEMBER 10, 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

DOC# 24-1774
POSTED
09/04/2024 01:43PM
Noraena Querenberger
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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. August 13, 2024, Public Hearing on Permit and Permit Amendment Applications
   B. August 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 August 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

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

2) Discuss, consider and take possible action on agreement with Texas A&M University for additional processing for samples collected at Site 1 of the Subsidence Study Phase III.

3) Discuss, consider and take possible action on agreement for third-party review of GMA 14 Model update.

4) 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).

5) 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).

6) Discuss, consider and take possible action regarding interlocal nonvoting advisory subcommittees pursuant to Tex. Water Code §36.1081(b).

E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair

1) Brief the Board on the Committee's activities since the last regular board meeting

8. Election Matters – Discuss, consider, and take possible action on:
(*Asuntos Electorales – actualización y acción según sea necesario:*)

A. Receive Certification of Unopposed Status from Election Agent.
(*Recibir la Certificación de Estatus No Opositor de Agente Electoral.*)

B. Discussion, consideration, and action to approve Order of Cancellation for Uncontested Positions
(*Discusión, consideración y acción para aprobar la Orden de Cancelación de Posiciones No Impugnadas.*)

9. Discuss, consider, and possible action on renewal of contracts with legislative consultants.

10. Discuss, consider, and possible action on pursuing contracts with legal consultants Herring Panzer, LLP.

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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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District