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

To be held on Tuesday, October 8, 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, OCTOBER 8, 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.)

24-1975
POSTED
10/04/2024 04:57PM
Munoz
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 Meter Exemptions listed in Item 5.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:

    1. Old Lost Forest LLC., for a proposed new operating permit OP-24072202-JSPR, not to exceed 0.8176 mg annually, and for a proposed well to be drilled at 19896 Grisson Rd., Richards, Commercial use, District Aquifer: Jasper (JSPR), (Driller of record: Ballard Water Well Company, LLC); and;

    2. RAC Materials, for a proposed amendment to OP-22080901-CHEV, for an increase of 0.315 mg allocation not to exceed 0.340 mg annually for well located at 31350 Highway 249, Pinehurst, Commercial and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV); and

    3. Mam Blossom RV LLC, for a proposed new operating permit OP-24082102-CHEV not to exceed 0.628 mg annually, to include an existing well located at 26405 Dobbin Huffsmith Rd., Magnolia, not previously registered or permitted with the District, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV); and

    4. Pinewood Trails RV Park, for a proposed amendment to OP-22092001A-CHEV,for an existing well located at 16803 Butera Rd, Magnolia, not previously registered or permitted with the District, and for an increase of 1.0 mg allocation not to exceed 2.0 mg annually, for wells located at (a) proposed existing well 16803 Butera Rd, Magnolia (b) 16803 Butera Rd, Magnolia, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangline (CHEV); and

5. Timber Ridge Presbyterian Church (Alden Bridge Preschool), for a proposed new operating permit OP-24092501-CHEV not to exceed 0.15867 mg annually, to include an existing well located at 14173 Horseshoe Bend, Conroe, not previously registered or permitted with the District, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV); and

6. Lake Bonanza Water Supply Corp, for a proposed amendment to OP-05111501E-JSPR, for an increase of 23.6069 mg allocation not to exceed 36 mg annually for well located at 16905 Fallin Rd, Montgomery, Public Water Supply use, District Aquifer: Jasper (JSPR); and

7. C & R Water Supply Inc (Emerson Estates), for a proposed amendment to OP03-0030K-CHEV, increase of 100 mg, allocation not to exceed 180 mg annually for wells located at (a) 123 Carman Blvd., Conroe, (b) 123 Carman Blvd., Conroe, (c) 339 Steeple Run Dr., Conroe, (d) 339 Steeple Run Dr., Conroe, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial Use, District Aquifer: Chicot/Evangeline (CHEV); and

8. Jen Texas 35, LLC (Montgomery County MUD 123), for proposed new operating permit OP-24092301-JSPR, not to exceed 0.12 mg annually, and for a proposed well to be drilled at 7914 Green Oak St., Montgomery, Hydrogeological Report submitted with application, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), (Driller of record: Weisinger Incorporated); and

9. City of Conroe, for proposed amendment OP02-0001P-JSPR, for 2 proposed wells to be located at 2021 Westview Blvd., Conroe and 2631 Longmire Rd., Conroe, and for an increase of 1,300 mg, not to exceed 6,201.2 mg annually for wells located at (a.) proposed well to be drilled at 2631 Longmire Rd., Conroe, (b.) proposed well to be drilled at 2021 Westview Blvd., Conroe, (c.) FM 1314 and Loop 336, Conroe, (d.) 15390 Brass Nail Rd., Conroe, (e.) 3300 Pollok Dr., Conroe, (f.) 10585 Little Egypt Rd., Conroe, (g.) 375 N. FM 3083 E., Conroe, (h.) 2915 Beasley Rd., Conroe, (i.) 15436 Delores Ln., Conroe, (j.) 1000 McCaleb Rd., Montgomery, (k.) 17745 Hanson Ridge Dr., Montgomery, (l.) 1050 Conroe Park West Dr., Conroe, (m.) 11798 Interstate 45 N., Willis, (n.) 10289 Ferrell Rd., Willis, (o.) 1199 N. First St., Conroe, (p.) 2021 Westview Blvd., Conroe, (q.) 1599 Old Magnolia Rd., Conroe, (r.) Carl Pickering Rd. & Powerline Rd., Conroe, (s.) 2631 Longmire Rd., Conroe, (t.) 829 Silver Springs Rd., Conroe, (u.) 115 Avenue I, Conroe, (v.) 1913 N. Hampton Dr., Conroe, (w.) 110 S. Main St., Conroe, Hydrogeological Report submitted with application, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), (Driller on record: To Be Determined); and

10. Quadvest, LP. (Mavera), for a proposed amendment to OP-21062802-CHEV, for a proposed well to be located at 16168 Summerset Estates Blvd., Conroe, and for an increase of 42 mg, not to exceed 115 mg annually for wells located at (a) proposed well 16168 Summerset Estates Blvd., Conroe, (b) 105 1 mile east of the intersection of Hwy 242 and Conroe Porter Rd. (Lat. 30/13/3, Long. -95/20/27), Conroe, hydrogeological report submitted with application, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Johnston's Water Well Service and Drilling); and

11. Donna Tyra, for a proposed exempt well to be drilled at 19742 Big Oak Dr., Montgomery, Single-family Residential Use, requesting spacing exception from District Rule 3.2, District Aquifer: Jasper (JSPR), (Driller on record: Ricky Bonds Septic Systems & Water Wells, LLC).

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 October 4, 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, OCTOBER 08, 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.

DOC# 24-1974
POSTED
10/04/2024 04:57PM
Rosio Munoz
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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. August 29, 2024, Special Meeting of the Board of Directors
   B. September 10, 2024, Public Hearing on Permit and Permit Amendment Applications
   C. September 10, 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 September 2024 – Sarah Kouba, General Manager.
      3) Review of 3rd 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

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

2) 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).

3) 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).

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 renewal of contract with Advanced Groundwater Solutions, LLC. – Sarah Kouba, General Manager
9. Discuss, consider, and take action as necessary concerning Resolution #24-006 Appointing Representative to GRP Contract Review Committee. – Sarah Kouba, General Manager
10. Discuss, consider, and take action as necessary concerning a motion for rehearing filed with the Texas Commission on Environmental Quality. – Stacey V. Reese, General Counsel
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.

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

Certification

I, the undersigned authority, do hereby certify that on October 4, 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