Board Meeting

November 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, November 12, 2024
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

DOC# 24-2166
POSTED
11/08/2024 04:02PM
Shelley Curry
I, BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, NOVEMBER 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 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. Master Storage, LLC, for a proposed new operating permit OP-24091701-CHEV, not to exceed 0.118856 mg annually, and for a proposed well to be drilled at 12565 FM 1314, Conroe, Commercial/Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), Driller of record: Eastex Well Service; and
   - ii. Wisdom Real Estate Holdings, LLC, for a proposed new operating permit OP-24083001-CHEV, not to exceed 0.31964 mg annually, and for a proposed well to be drilled at 8919 Carraway Ln, Magnolia, Commercial/Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), Driller of record: 1 Source Water Well & Septic; and
   - iii. Matthew Baker, for a proposed new operating permit OP-24101502-CHEV, not to exceed 0.02 mg annually, and for a proposed well to be drilled at 11750 FM 1485, Conroe, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Eastex Well Service); and
   - iv. Signal Measurement Corporation (Bison ProFab Inc), for a proposed new operating permit OP-24073001-CHEV, not to exceed 0.65 mg annually, to include an existing well located at 12519 Wanda Ln., Magnolia, not previously registered or permitted with the District, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

v. Carlos Rodriguez (Best Trash), for a proposed new operating permit OP-24102502-CHEV, not to exceed 0.48 mg annually, for an existing well located at 26401 FM 2798, Magnolia, well is registered but not previously permitted with the District, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

vi. FM 1314 QOF, LLC, for a proposed new operating permit OP-24090701-CHEV, not to exceed 0.09682 mg annually, and for a proposed well to be drilled at 19701 Fm 1314, Porter, Commercial/Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), Driller of record: 1 Source Water Well & Septic; and

vii. 10FSS 3636, for a proposed new operating permit OP-24100901-CHEV, not to exceed 0.085093 mg annually, and for a proposed well to be drilled at 3636 Honea Egypt, Montgomery, Other use (Fire tank fill only), District aquifer Chicot/Evangeline (CHEV), Driller of record: Tim Franks Water Well Service; and

viii. 10FSS 13425, for a proposed new operating permit OP-24101001-JSPR, not to exceed 0.090191 mg annually, and for a proposed well to be drilled at 13425 Cedar Hill, Montgomery, Other use (Fire tank fill only), District aquifer Jasper, Driller of record: Tim Franks Water Service; and

ix. Montgomery County MUD #164, for a proposed amendment to OP-19012902C-CHEV, for proposed well to be located at the intersection of Willowsip Trl. and Springfield Dr. Approx. 1,560ft to the N. and 1,700ft to the W., Conroe, (Lat 30.23440 Long -95.32296), and for an increase of 186.8 mg annually, not to exceed 286.8 mg annually, for wells located at (a.) proposed well to be drilled at the intersection of Willowsip Trl. & Springfield Dr. Approx. 1,560ft to the N. & 1,700ft to the W., Conroe. (Lat 30.23440 Long -95.32296) (b.) 14200 West Pine Heart Dr., Conroe, and (c.) 14200 West Pine Heart Dr., Conroe, Hydrogeological Report submitted with application, Public Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of 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 November 1, 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, NOVEMBER 12, 2024 AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

DOC# 24-2187
POSTED
11/08/2024 04:02PM
Shelby Curry
BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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, §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 8, 2024, Public Hearing on Permit and Permit Amendment Applications
   B. October 8, 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 October 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).

4) Discuss, consider, and possible action as necessary concerning approval of joint-funding agreement with USGS for the period of 01.01.25 through 12.31.25.

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 adoption of social media covered applications and prohibited technology policy.
9. 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.
10. 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.
11. New Business.
12. Adjourn.

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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.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Master Storage, LLC

Attn: Dennis Conde
24044 Cinco Village Center #100
Katy, TX 77494

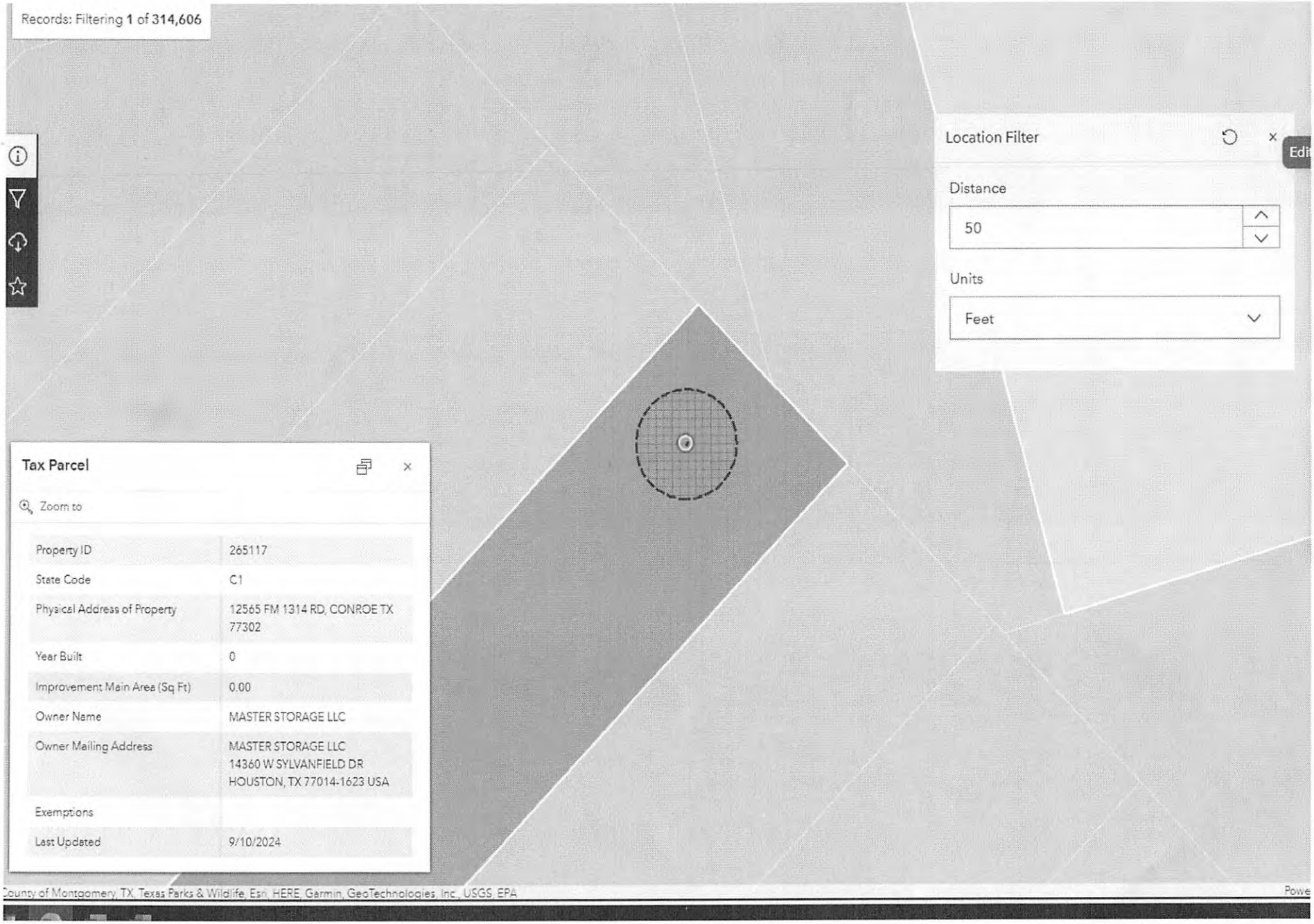
Permit No. OP-24091701-CHEV

Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.118856
GM Recommendation (MG):	0.118856
Water use:	Irrigation/Commercial
Location:	12565 FM 1314, Conroe
Well Registration:	2024091701
Depth (ft):	210.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation and authorization to drill one new Chicot/Evangleine. Permit Terms: commencing November 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 118,856 gallons for 2024 and annually thereafter.
5. Applicant will provide water for a storage facility, including lawn mainteance and irrigation.
6. **District Staff Technical Review and Recommendation:** Applicant will provide water for a storage facility, including the cleaning of lawn equipment and irrigation. District staff has reviewed the information supplied by the 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 118,856 gallons in the Chicot/Evangeline aquifer annually as requested.


Records: Filtering 1 of 314,606
Location Filter
Distance
50
Units
Feet
Tax Parcel
Zoom to
Property ID 265117
State Code C1
Physical Address of Property 12565 FM 1314 RD, CONROE TX 77302
Year Built 0
Improvement Main Area (Sq Ft) 0.00
Owner Name MASTER STORAGE LLC
Owner Mailing Address MASTER STORAGE LLC 14360 W SYLVANFIELD DR HOUSTON, TX 77014-1623 USA
Exemptions
Last Updated 9/10/2024
County of Montgomery, TX, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Wisdom Real Estate Holdings, LLC

Attn: Justin Van Harn
87 Sandwell Pl
Spring, TX 77389

Permit No. OP-24083001-CHEV

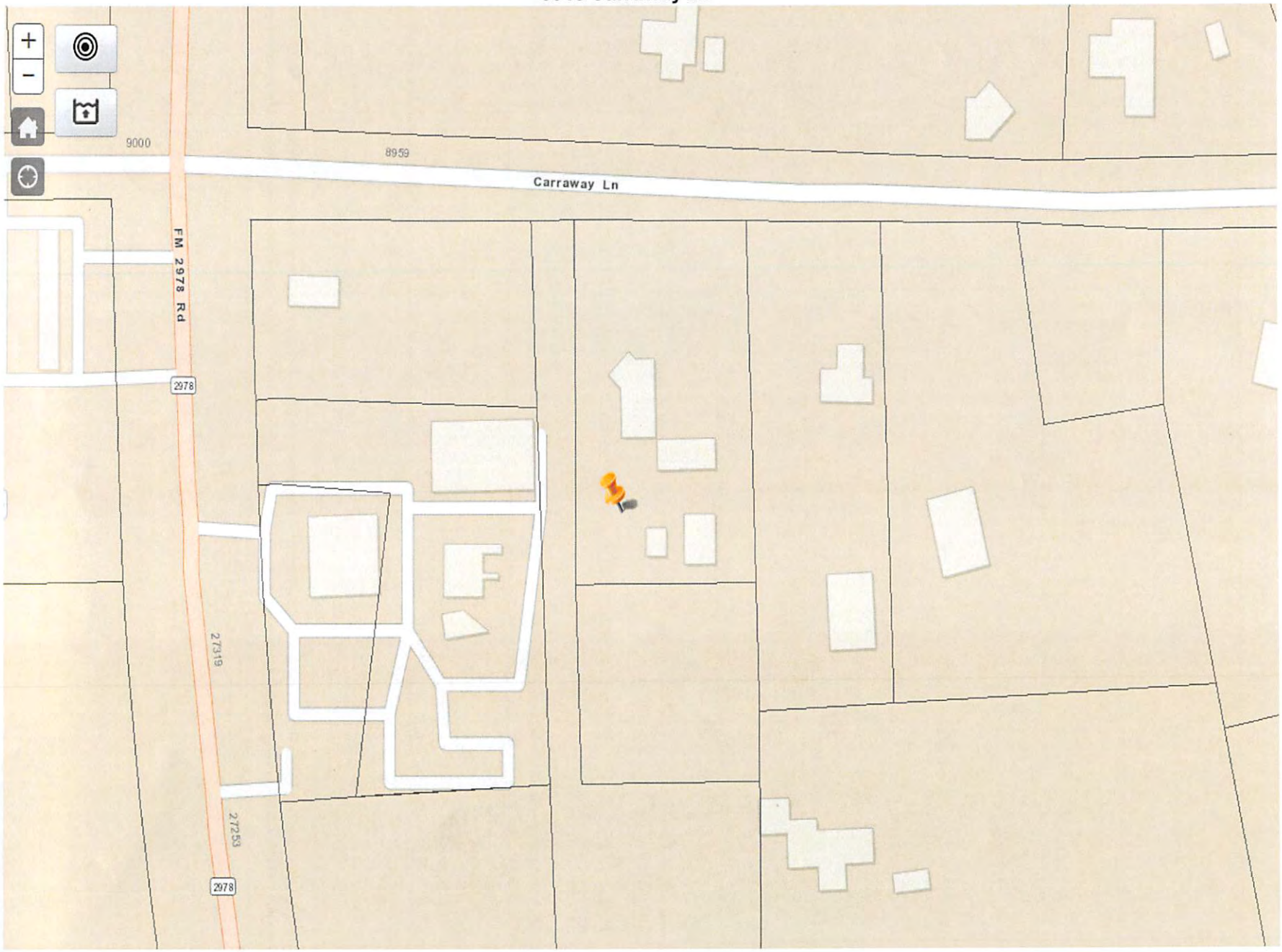
Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.319640
GM Recommendation (MG):	0.319640
Water use:	Commercial/Irrigation
Location:	8919 Carraway Ln, Magnolia
Well Registration:	2024083001
Depth (ft):	240.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation. Permit Terms: commencing November 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 319,640 gallons for 2024 and annually thereafter.
5. Applicant will provide water for an air conditioning business with 2 employees.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well in the Chicot/Evangeline aquifer which will provide water for a small office for an air conditioning company. Applicant is requesting 319,640 gallons in the Chicot/Evangeline aquifer for 2024 and annually thereafter. Applicant states the allocation is being requested for sanitary needs for 6 employees, the irrigation of 1 acre of grass using irrigation system and a 30,000 gallon fire tank. District staff has reviewed the information supplied by the 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 319,640 gallons in the Chicot/Evangeline aquifer annually as requested.

Holding Wisdom
OP-24083001
Well Reg 2024083001
8919 Carraway Ln



Matthew Baker

Attn: Matthew Baker
12157 FM 1485
Conroe, TX 77306

Permit No. OP-24101502-CHEV

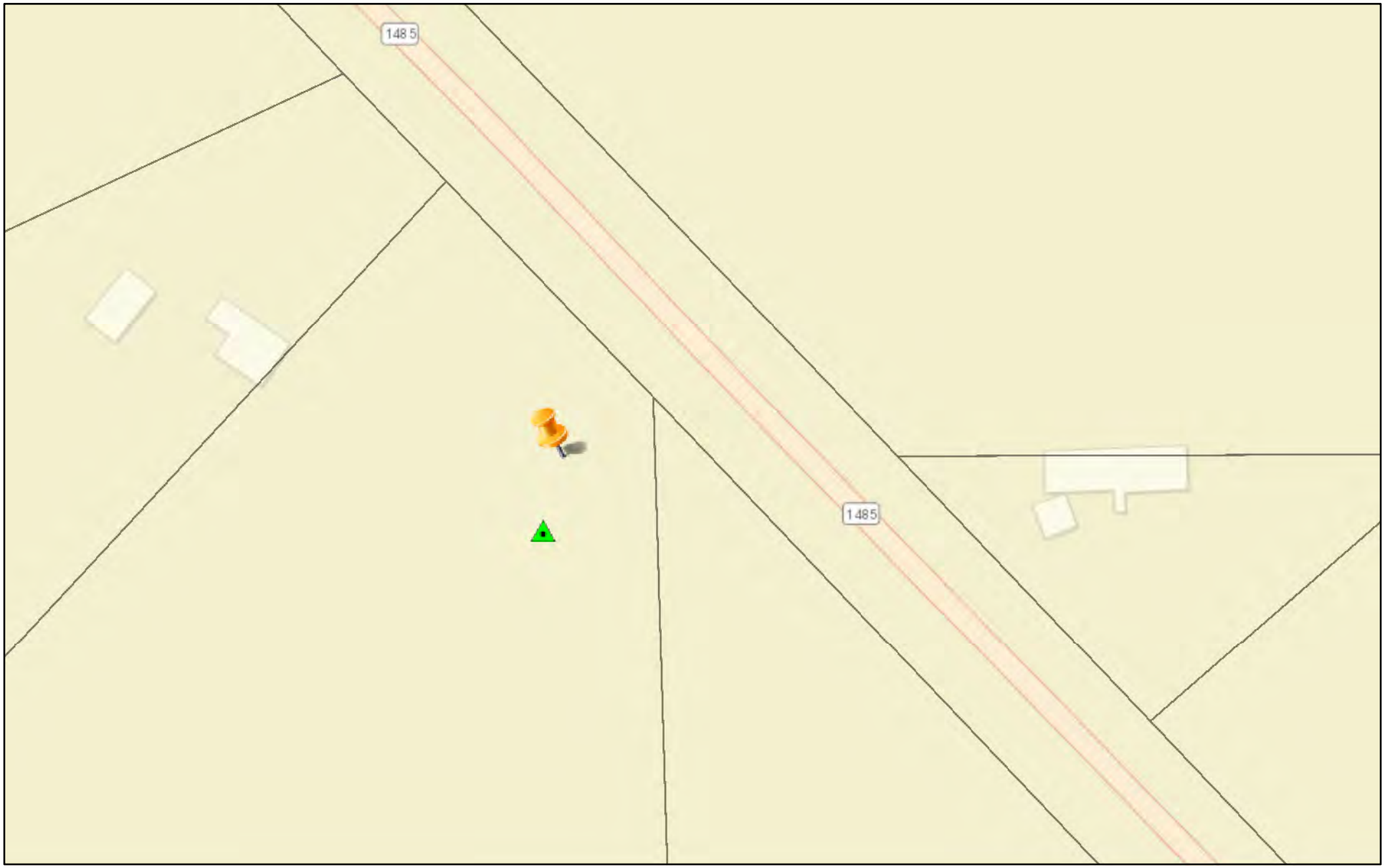
Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.02
GM Recommendation (MG):	0.02
Water use:	Commercial
Location:	11750 FM 1485, Conroe
Well Registration:	2024102401
Depth (ft):	185.0
Diameter (in):	4.0

Information

1. **New permit** - Issue a new permit with an allocation. Permit Terms: commencing November 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 will provide water for truck washing.
5. Applicant requests 20,000 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/Evangeline well. Applicant is further requesting the issuance of OP-24072201-CHEV with an allocation of 20,000 gallons in the Chicot/Evangeline annually. Applicant will utilize the allocation to wash an estimate of 2 trucks per week. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the registration and construction of the new Chicot/Evangeline well and the requested allocation of 20,000 gallons for the Chicot/Evangeline annually.

Matthew Baker - 11750 FM 1485 - OP-24101502-CHEV



November 11, 2024

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Coordinate Markers

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

Signal Measurement Corporation (Bison ProFab Inc.)

Attn: Scott Glaser
19519 Wanda Ln
Magnolia, TX tx

Permit No. OP-24073001-CHEV

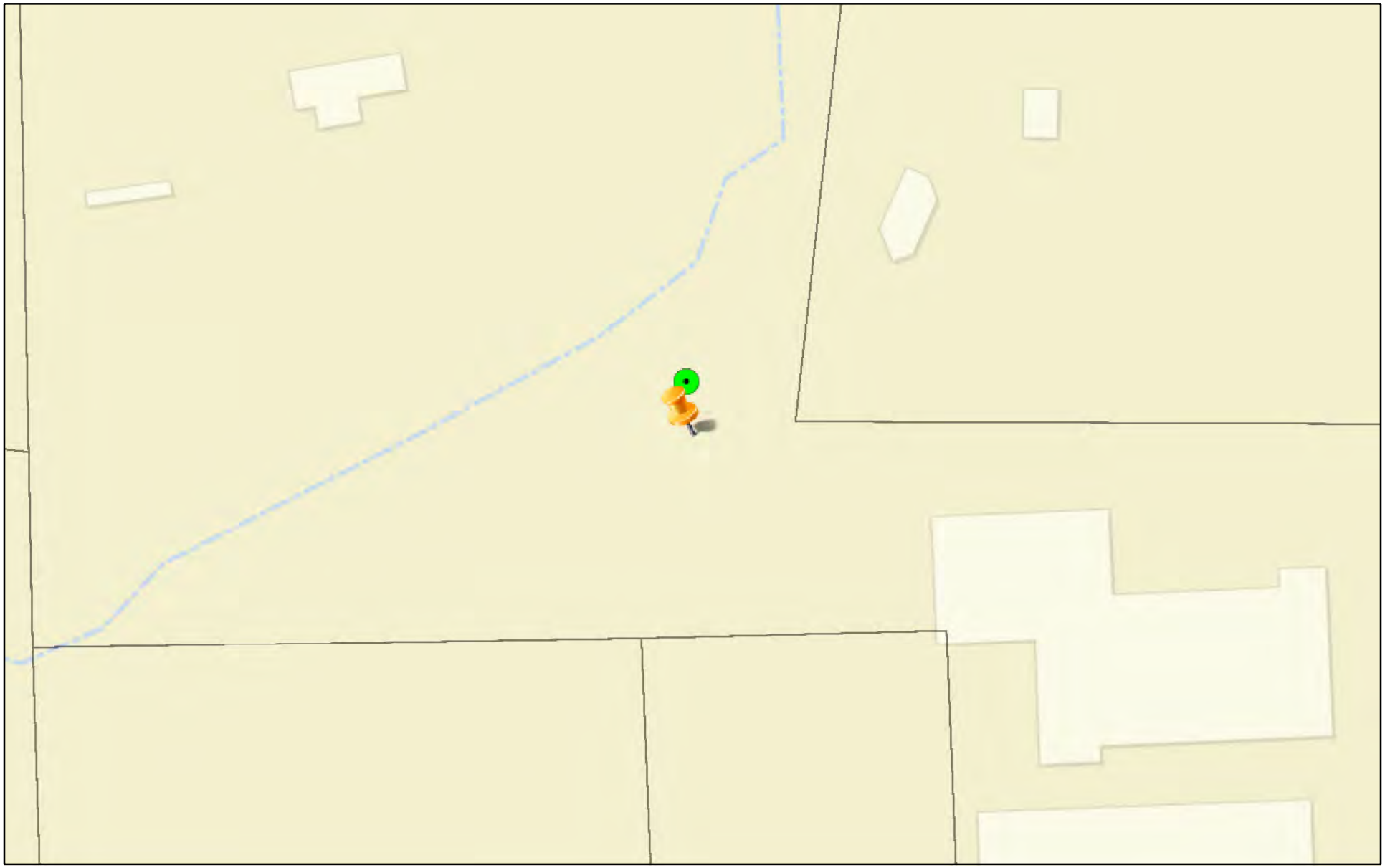
Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.65
GM Recommendation (MG):	0.65
Water use:	Commercial
Location:	19519 Wanda Ln, Magnolia
Well Registration:	2024102503
Depth (ft):	260.0
Diameter (in):	5.0

Information

1. **Existing Well** - Issue a permit commencing November 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 manufacturing company and a residential home.
5. This is an existing well not permitted with the District. Well began beneficially using water in 1996.
6. Applicant requests 650,000 gallons for 2024 and annually thereafter.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of an existing Chicot/Evangeline well not previously registered or permitted with the District. Applicant is further requesting the issuance of OP-24073001-CHEV with an allocation of 650,000 gallons for the Chicot/Evangeline annually. Well provides water to a residential home and a manufacturing company with 80 employees. Manufacturing company utilizes the allocation for employee facilities, manufacturing, and washdowns of equipment. Staff recommends to the General Manager that she recommend the Board approve the registration of the existing Chicot/Evangeline well and the requested allocation of 650,000 gallons for the Chicot/Evangeline annually.
8. Meter has already been properly installed.

Signal Measurement Corporation - 12519 Wanda Ln. - OP-24073001-CHEV



November 11, 2024

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Coordinate Markers

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

Carlos Rodriguez (Best Trash)

Attn: Carlos Rodriguez
7719 Dayhill Dr.
Spring, TX 77379

Permit No. OP-24102502-CHEV

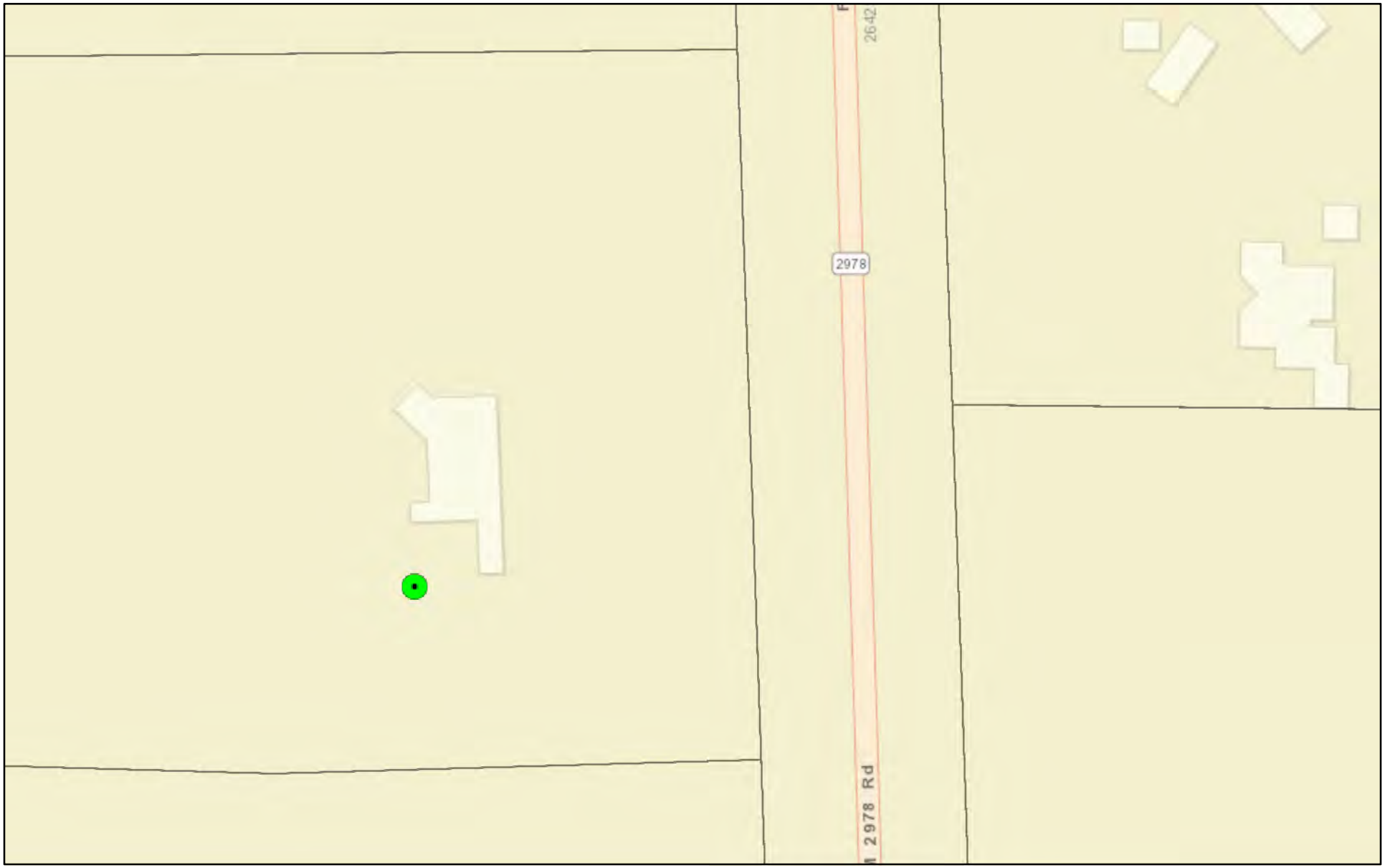
Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.48
GM Recommendation (MG):	0.48
Water use:	Commercial
Location:	26401 FM 2798, Magnolia
Well Registration:	2020090304
Depth (ft):	195.0
Diameter (in):	4.0

Information

1. **Existing Well** - Issue a permit commencing November 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 trash company.
5. This is an existing well that was registered, but not permitted with the District. Well began beneficially using water in 2020.
6. Applicant requests 480,000 gallons for 2024 and annually thereafter.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting the issuance of OP-24102502-CHEV with an allocation of 480,000 gallons in the Chicot/Evangeline annually, to include an existing registered well, not previously permitted with the District. Applicants existing well previously served a single-family residence and is currently being leased to a trash company. Trash company utilizes water for employee facilities and washdowns of their equipment. Staff recommends to the General Manager that she recommend the Board approve the permitting of the existing Chicot/Evangeline well and the requested allocation of 480,000 gallons for the Chicot/Evangeline annually.
8. Meter has already been properly installed.

Carlos Rodriguez (Best Trash) - 26401 FM 2978 Rd. - OP-24102502-CHEV



November 11, 2024

NonExemptWellsOperating

MCAD Parcels

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Halff Associates, Inc.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

FM 1314 QOF, LLC

Attn: Matt Seymour
14090 FM 2920, Ste G316
Tomball, TX 77377

Permit No. OP-24090701-CHEV

Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.96820
GM Recommendation (MG):	0.96820
Water use:	Commercial/Irrigation
Location:	19701 FM 1314, Porter
Well Registration:	2024090701
Depth (ft):	260.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation. Permit Terms: commencing November 12, 2024 in perpetuity (unless amended or revoked).

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

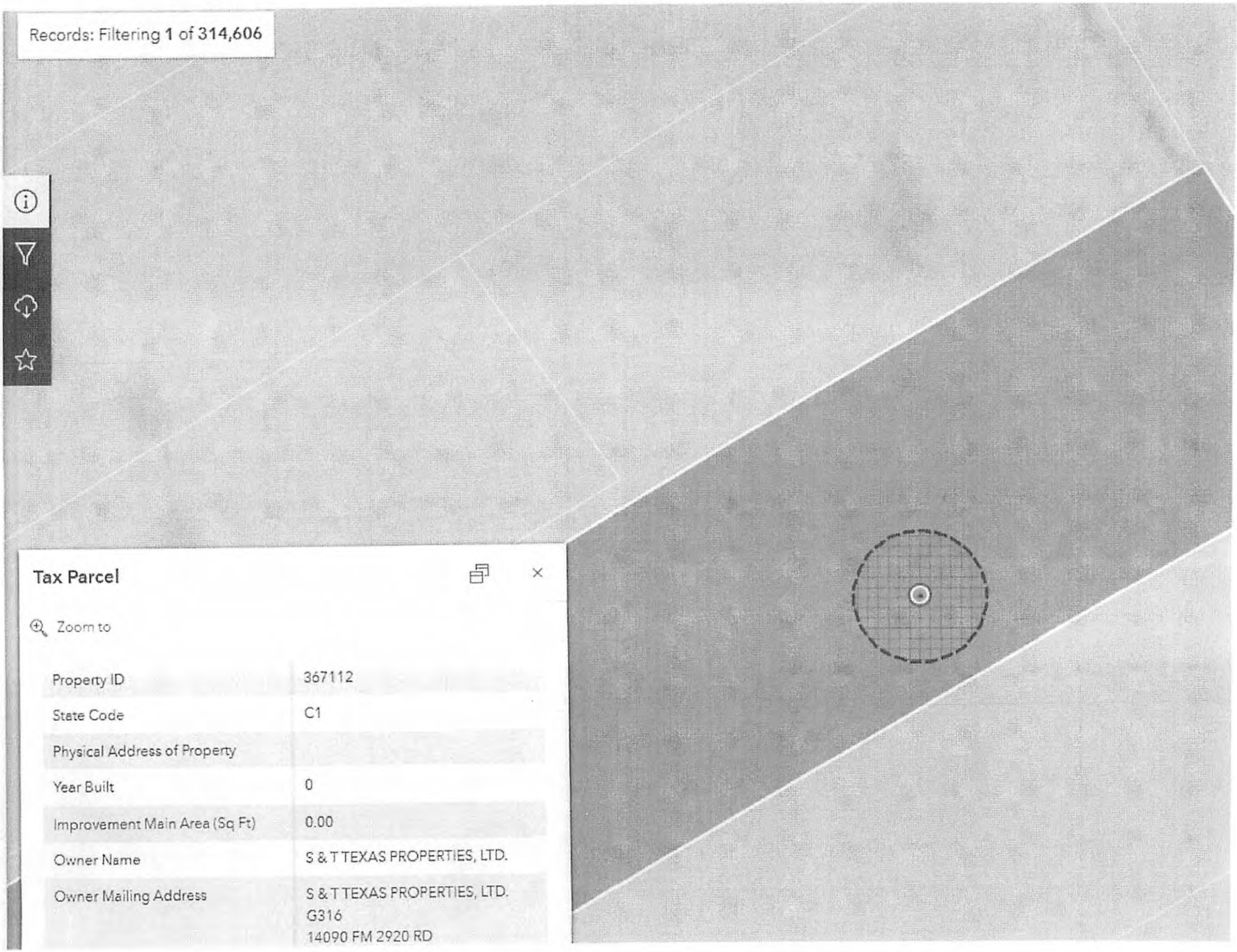
3. The permit application is administratively complete.

4. Applicant requests 96,820 gallons for 2024 and annually thereafter.

5. Applicant will provide water for a small business office.

6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well in the Chicot/Evangeline aquifer which will provide water for a small office. Applicant is requesting an allocation of 96,820 gallons in the Chicot/Evangeline aquifer for 2024 and annually thereafter. Applicant states the allocation is being requested for a small office of 2 people. In addition, applicant states the water will also be used for the irrigation of 44,859 square feet of grass using an irrigation system. District staff has reviewed the information supplied by the 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 96,820 gallons in the Chicot/Evangeline aquifer annually as requested.

Records: Filtering **1** of **314,606**



Tax Parcel

Zoom to

Property ID	367112
State Code	C1
Physical Address of Property	
Year Built	0
Improvement Main Area (Sq Ft)	0.00
Owner Name	S & T TEXAS PROPERTIES, LTD.
Owner Mailing Address	S & T TEXAS PROPERTIES, LTD. G316 14090 FM 2920 RD

10FSS 3636

Attn: Doyle Reed
3301 Atlantic Ave.
Raleigh, NC 27604

Permit No. OP-24100901-CHEV

Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.085093
GM Recommendation (MG):	0.085093
Water use:	Other (fire tank fill)
Location:	3636 Honea Egypt, Montgomery
Well Registration:	2024100904
Depth (ft):	200.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation. Permit Terms: commencing November 12, 2024 in perpetuity (unless amended or revoked).

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

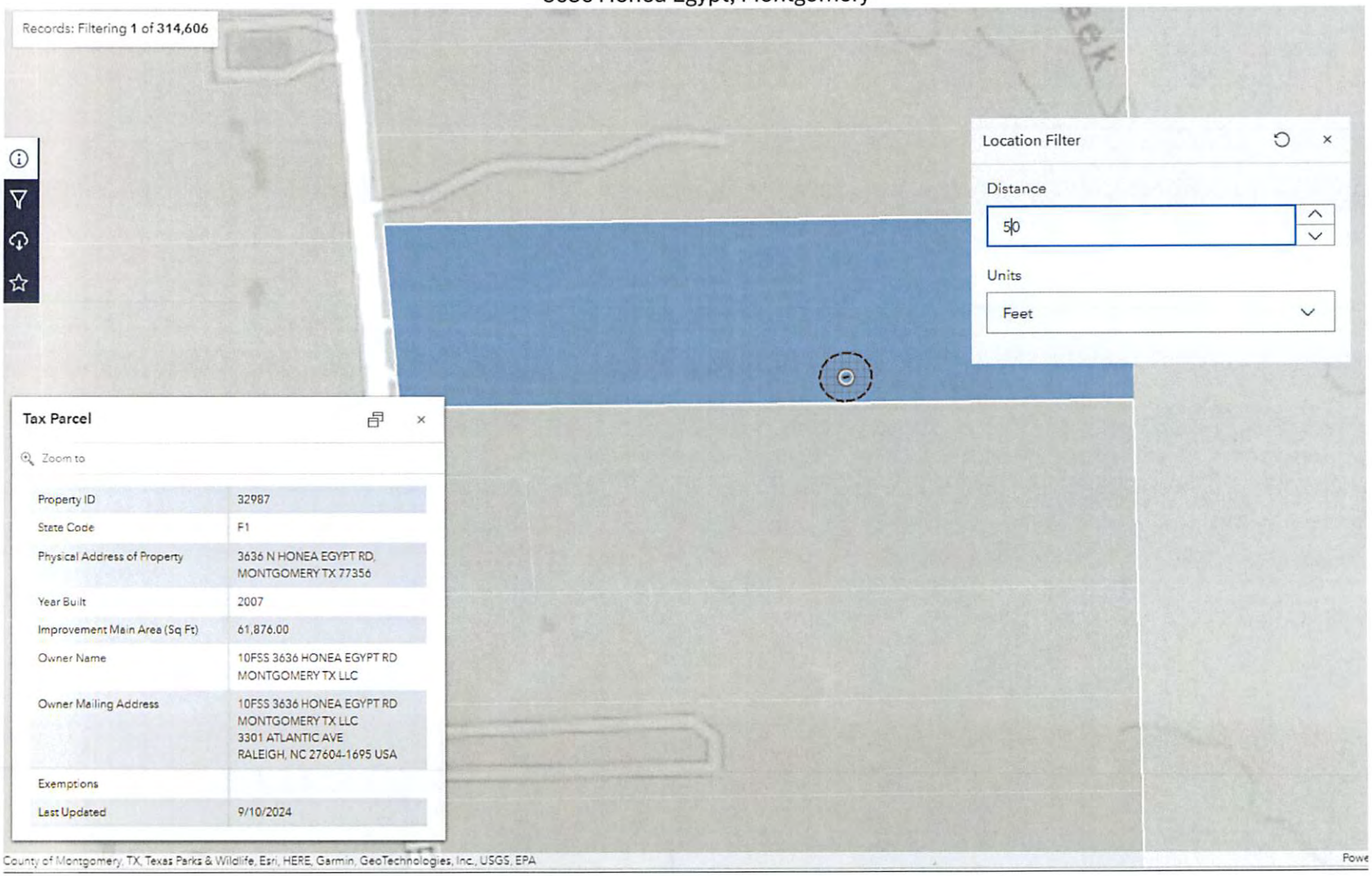
3. The permit application is administratively complete.

4. Applicant requests 85,093 gallons for 2024 and annually thereafter.

5. Applicant will provide water for a fire tank at a mini 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 Chicot/Evangeline aquifer which will provide water for filling of a fire tank only. Applicant is also requesting an allocation of 85,093 gallons in the Chicot/Evangeline aquifer for 2024 and annually thereafter. Applicant states the allocation is being requested to fill a fire tank only for a mini storage unit. District staff has reviewed the information supplied by the applicant. Staff recommends to the General Manager that she recommends the Board approve the request for registration and construction of the new well, as we as an allocation of 85,093 gallons in the Chicot/Evangeline (CHEV) aquifer annually as requested.

10FSS 3636
OP-24100901-CHEV
Well Reg. 2024100904
3636 Honea Egypt, Montgomery



10FSS 13425

Attn: Doyle Reed
3301 Atlantic Ave.
Raleigh, NC 27604

Permit No. OP-24101001-JSPR

Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	0.090191
GM Recommendation (MG):	0.090191
Water use:	Other (Fire Tank Fill only)
Location:	13425 Cedar Hill, Montgomery
Well Registration:	2024101001
Depth (ft):	200.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation. Permit Terms: commencing November 12, 2024 in perpetuity (unless amended or revoked).

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

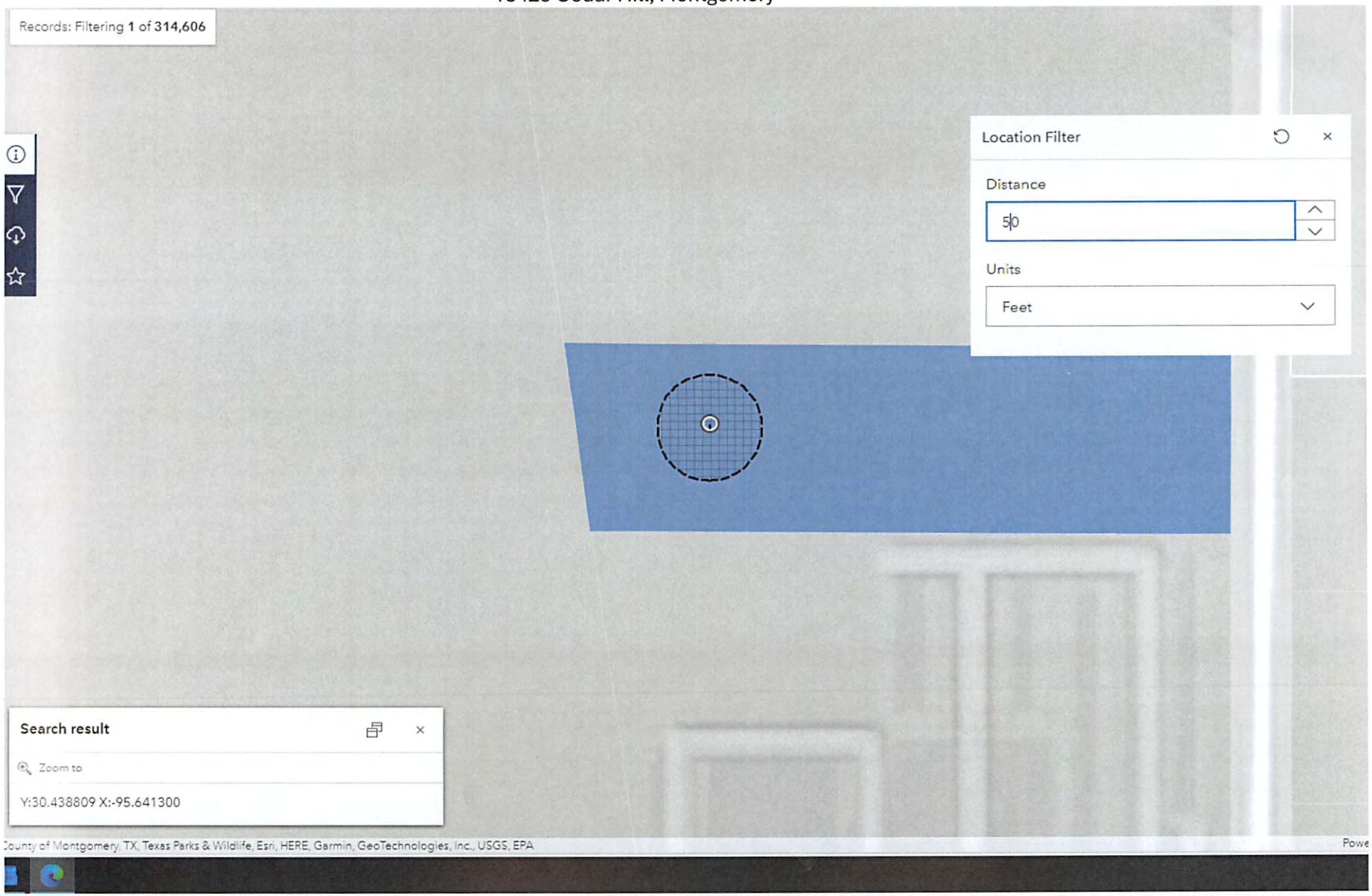
3. The permit application is administratively complete.

4. Applicant requests 90,191 gallons for 2024 and annually thereafter.

5. Applicant will provides water for filling a fire tank only for a mini 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 Jasper aquifer which will provide water for filling of a fire tank only. Applicant is also requesting an allocation of 90,191 gallons in the Jasper aquifer for 2024 and annually thereafter. Applicant states the allocation is being requested to fill a fire tank only for a mini storage unit. District staff has reviewed the information supplied by the applicant. Staff recommends to the General Manager that she 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 90,191 gallons in the Jasper aquifer annually as requested.

10FSS 13425
OP-24101001
WellReg 2024101001
13425 Cedar Hill, Montgomery



Montgomery County MUD #164

Attn: ABHR - Robert Seale
3200 Southwest Frwy, Ste. 2600
Houston, TX 77027

Permit No. OP-19012902D-CHEV

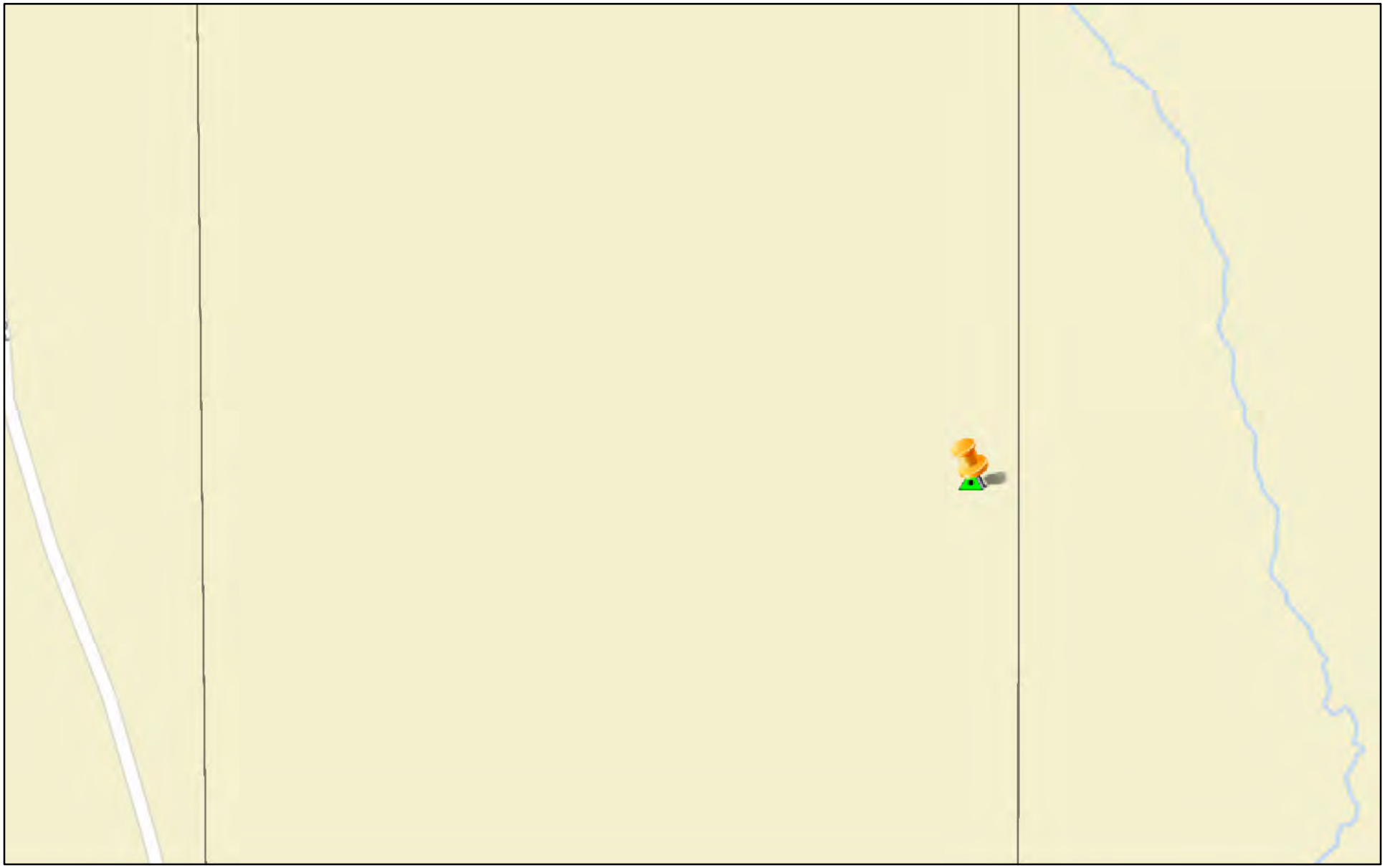
Amend Operating Permit

Date of Hearing:	11/12/2024
Request (MG):	186.8
GM Recommendation (MG):	186.8
Water use:	Public Water Supply (PWS) & Irrigation
Location:	from intersection of Willowsip Trl. and Springfield Dr. Approx. 1,560ft to the N. and 1,700ft to the W., Conroe (Lat: 30.23440, Long: -95.32296)
Well Registration:	2024090401
Depth (ft):	870.0
Diameter (in):	10.0

Information

1. **Amend permit** - add well to aggregate system and increase allocation. Permit Term: commencing November 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 186,800,000 gallons in the Chicot/Evangeline.
5. Applicant currently has OP-19012902C-CHEV in the amount of 100,000,000 gallons. Amount available pending approval of this application equals 286,800,000 gallons.
6. Applicant's reported pumpage for 2024 equals 57,691,000 gallons.
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 states that new development is starting and the current allocation will not support the future demand. Applicant has an estimated 650 residential connections, 30 commercial connections, and 17 acres of irrigation with a 5 year projection of 1,425 residential connections, 50 commercial connections, and 17 acres of irrigation. District staff have reviewed the information submitted by applicant.

Montgomery County MUD #164_OP-19012902D-CHEV



November 11, 2024

Coordinate Markers

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

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

AGS
Advanced Groundwater Solutions, LLC

Memorandum

TO: Ms. Sarah Kouba and Ms. Kirstin Hein, P.G.
Lone Star Groundwater Conservation District

FROM: Mr. Christopher Drabek, P.G. and Mr. James Beach, P.G.

SUBJECT: Montgomery County MUD 164 Water Plant 2 Well 1 and Water System Allocation Increase Hydrogeological Report Review

DATE: October 15, 2024

Executive Summary

AGS concludes that the modeling approach, parameters and results are reasonable and that the submitted Montgomery County MUD 164 Water Plant 2 Well 1 and water system allocation increase Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

Introduction

On behalf of the Lone Star Groundwater Conservation District (LSGCD, District), Advanced Groundwater Solutions, LLC (AGS) has reviewed the October 25, 2023 and October 7, 2024 Hydrogeological Reports prepared by Wet Rock Geological Services, LLC (WRGS) in support of an operating permit for a proposed public supply well at Montgomery County MUD 164 Water Plant 2 (WP2 Well 1). The well is planned to be constructed in the Evangeline Aquifer with a maximum instantaneous pumping rate of 500 gallons per minute (gpm). The requested annual permitted production from the Montgomery County MUD 164 water system wells is 286,800,000 gallons (880 acre-feet), which is about a 187 percent increase from the previously permitted allocation of 100,000,000 gallons (307 acre-feet).

AGS has evaluated the well construction details, hydrogeologic setting, water quality and interference analysis presented in the Hydrogeological Report.

Montgomery County MUD 164 Water System Wells

Montgomery County MUD 164 Water Plant 1 Well 1 (2019012902) is constructed screening sands of the Evangeline Aquifer in the depth interval of about 670 to 750 feet. The well has a maximum production rate of 300 gpm.

Montgomery County MUD 164 Water Plant 1 Well 2 (2021032403) is constructed screening sands of the Evangeline Aquifer in the depth interval of about 670 to 750 feet. The well has a maximum production rate of 250 gpm.

Proposed WP 2 Well 1 is anticipated to be constructed screening sands of the Evangeline Aquifer in the depth interval of about 680 to 860 feet. The well is planned to have a maximum production rate of 500 gpm.

Well Spacing

LSGCD Rule 3.2(a) states that all new wells (Exempt and Non-Exempt) for which a registration or permit application is filed after the Effective Date may not be drilled within 50 feet of the nearest adjacent property line. The proposed well is not planned to be located within 50 feet of the nearest property line.

LSGCD Rule 3.3(a)(1) states that for the Chicot/Evangeline Aquifer, new, non-exempt wells shall be spaced from all registered and permitted wells a distance not less than 2 feet multiplied by the maximum allowable pumping rate. The proposed well application includes a maximum instantaneous pumping rate of 500 gpm, which requires a well spacing of 1,000 feet from all LSGCD Chicot / Evangeline registered and permitted wells. There are no additional LSGCD permitted or registered wells within 1,000 feet of proposed WP 2Well 1.

Hydrogeology

AGS has evaluated the well construction details, hydrogeologic setting and water quality presented in the Hydrogeological Report and generally agrees with the information included within the report.

The WRGS Hydrogeologic Report defines the hydrogeologic sequence of the Gulf Coast Aquifer and states that the Burkeville Confining system acts as the confining zone for the Chicot and Evangeline Aquifers. The target production zone of the proposed wells is confined and based on the estimated lithology presented on Figure 5 of the Hydrogeological Report, there is at about 430 feet of clay between the anticipated top of the first well screen (680 feet) and land surface.

Impact Analysis

WRGS used a groundwater model constructed in Aqtesolv to estimate projected pumping impacts of the proposed well and allocation increase. Proposed WP2 Well 1 was simulated at a pumping rate of 500 gpm for the 24-hour and maximum production scenarios. The length of the WRGS individual proposed well maximum production scenario was 398.33 days, which is based on an allocation of 286,800,000 gallons and a proposed well production rate of 500 gpm. The length of the WRGS water system well simulation was 189.6 days, which is based on an allocation of 286,800,000 gallons and a combined proposed well production rate of 1,050 gpm.

WRGS used aquifer parameter data from the 2012 Houston Area Groundwater Model (HAGM) in the analytical modeling scenarios.

The 2012 Houston Area Groundwater Model (HAGM) includes an Evangeline Aquifer (Layer 2) transmissivity value of about 9,504 gallons per day per foot (gpd/ft) at the proposed well location

(HAGM Row 48, Column 122). The HAGM Layer 2 storage value is 0.00036 at the proposed well locations in the HAGM model grid.

AGS utilized a Theis based tool to verify impact analysis results provided by WRGS and was able to generally recreate the simulated pumping impacts.

Simulated Long-term Impacts near the Proposed Montgomery County MUD 164 Water Plant 2 Well 1 Based on the GMA 14 2021 DFC Run

As a way of evaluating potential long-term estimated water level decline near the proposed well, AGS plotted the simulated water level decline at the proposed well location based on results from the 2021 Groundwater Management Area (GMA) 14 Desired Future Conditions (DFC) water level projections for the Evangeline Aquifer. The detailed assumptions for the DFC simulation can be found in the GMA 14 Explanatory Report (GMA 14 and Oliver, 2022) and documentation of the TWDB MAG run can be found in GAM Run 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14 (Wade, 2022). The simulated water level shown on Figure 1 is from the TWDB approved DFC run for the model gridblock containing the proposed well. The DFC run includes simulated pumping estimates in GMA 14 used by the TWDB to estimate the Modeled Available Groundwater (MAG). The requested Montgomery County MUD 164 water system production of 286,800,000 gallons is not included in the approved DFC run. This figure is included to provide perspective regarding simulated and actual water levels and available drawdown in the vicinity of the proposed well and should not be considered as a statement or projection of Desired Future Conditions for LSGCD or GMA 14.

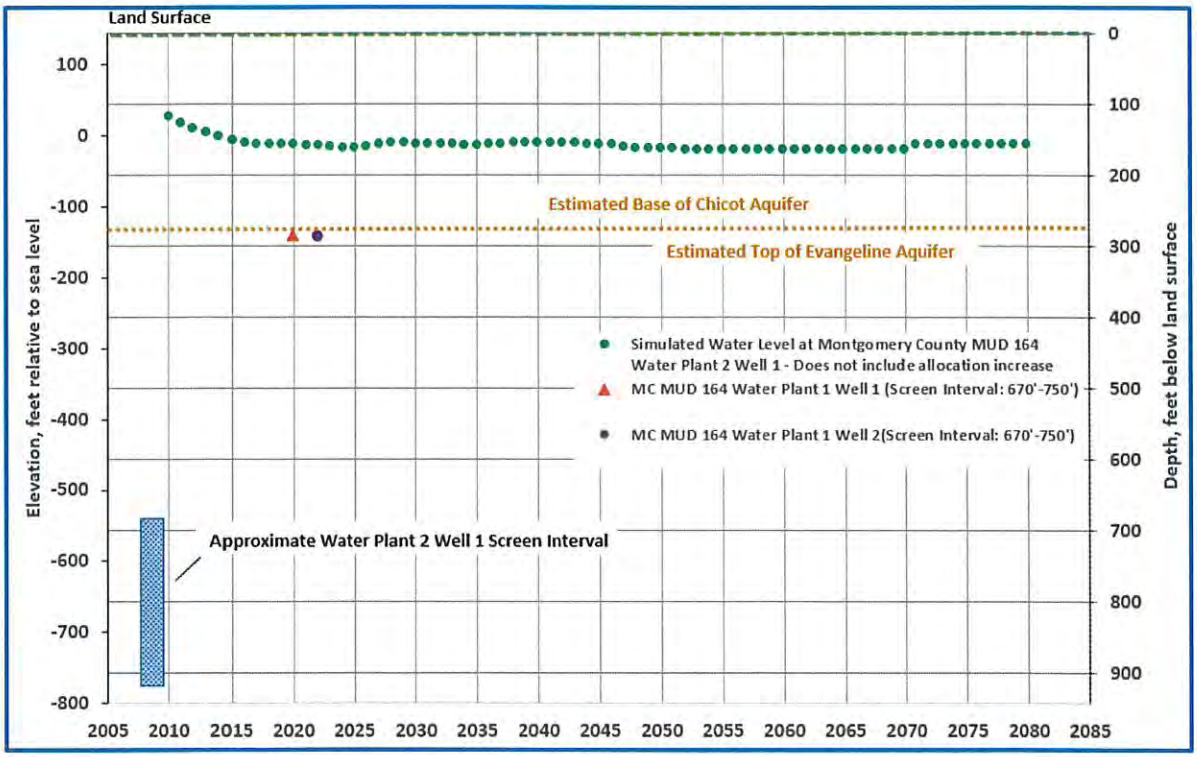


Figure 1. Simulated Water Level Change near Proposed Montgomery County MUD 164 Water Plant 2 Well 1 based on GAM Run 21-019 MAG.

The graph illustrates the relationship between the land surface, simulated water levels through time, approximate proposed well screened interval, and an estimate of the base of the Chicot Aquifer / top of the Evangeline Aquifer at the general location of the proposed well. Available drawdown in the Evangeline Aquifer is simulated to be relatively stable with minor fluctuations from about 2015 and thereafter in the vicinity of proposed WP 2 Well 1 based on the GAM Run 21-019 MAG.

Static water levels in Montgomery County MUD 164 Water Plant 1 Wells 1 and 2 had depths of about 285 feet at the time of construction in 2019 and 2021, respectively. These measured water levels are deeper than the simulated water level estimates from the GAM Run 21-019 MAG run. However, Montgomery County MUD 164 Water Plant 1 Wells 1 and 2 screen deeper sands of the Evangeline Aquifer, resulting in deeper static water levels. Other surrounding wells completed in the Evangeline Aquifer are constructed screening shallower sands, which could account for the shallower water level estimates in the Evangeline Aquifer in the simulation.

Conclusions

AGS concludes that the modeling approach, parameters and results are reasonable and that the submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

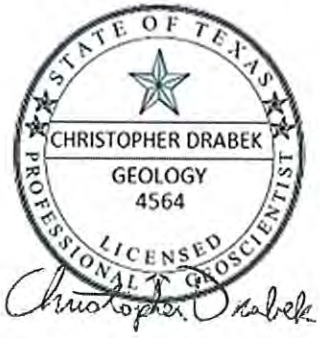
References

Groundwater Conservation Districts in Groundwater Management Area 14 (GMA 14), and Oliver, W., 2022, INTERA Inc., 2022, Desired Future Conditions Explanatory Report (Groundwater Management Area 14), March 2022, 98+ p.

Kasmarek, M.C., 2012, Hydrogeology and simulation of groundwater flow and land-surface subsidence in the northern part of the Gulf Coast aquifer system, Texas, 1891–2009 (ver. 1.1, December 2013): U.S. Geological Survey Scientific Investigations Report 2012–5154, 55 p.

Wade, S., 2022, GAM RUN 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14, 30 p.

Geoscientist's Seal:



The seal appearing on this document was authorized by Christopher Drabek, P.G. 4564 on 10/15/2024.
Advanced Groundwater Solutions, LLC (TBPG Firm Registration No. 50639)

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

October 8, 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 October 8, 2024.

ITEM 1. CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:24 PM, announcing that it was open to the public.

ITEM 2. ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Janice Thigpen
Jon Paul Bouché
Garry Dent

Five 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; Tiffany White, Director of Operations; Kirstin Hein, Permitting Director; Justin Saenz, Education & Conservation Coordinator; Stacey V. Reese, District Counsel *(virtual)*, Chris Drabek, District Technical Consultant *(virtual)*, James Beach, District Technical Consultant *(virtual);* and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

ITEM 3. PUBLIC COMMENTS:

No public comments were received before the meeting.

President Spigener moved Item 4 and Item 5 till after Item 12 in the agenda.

ITEM 6. APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes as listed for approval on the agenda. Without further discussion, Director Bouche moved to accept the minutes as

presented, and Director Dent seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented.

- August 29, 2024, Special Meeting
- September 9, 2024, Public Hearing on Permit and Permit Amendment Applications
- September 9, 2024, Regular Meeting of the Board of Directors

ITEM 7: COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular board meeting. President Spigener reported that the Executive Committee has not met since the last meeting.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting. Secretary Thigpen reported that the Budget Committee has not met since the last regular meeting.

2) Review of unaudited financials for the month of September 2024
Ms. Kouba presented the financial review for September 2024. Moneys received for the month of August was $484,648.24. Total expenditures for August was $163,540.45, Resulting in a net change of $321,107.79. Balance as of September 30, 2024, in Money Market is $6,100,713.81, Balance as of September 30, 2024, in Operating $41,109.71, Balance as of September 30,2024, in Tex Pool is $51,969.07. Additionally, the total Checking and Savings as of August 31, 2024, was $6,193,792.59.

3) Review of unaudited investments report for the 3rd quarter 2024.
Ms. Kouba reported at the beginning of the 3rd quarter our Money Market and TexPool accounts totaled $5,645,760.07. At the end of the 3rd quarter those accounts totaled $6,152,682.88. Income exceeded Expense by $504,782.13 and Interest earned was $2,140.68.

C. External Affairs Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting President Spigener reported the committee has met on weekly regarding improvements on external communication strategies.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Vice President Traylor provided a report of the ongoing weekly DFC and Technical Committee meetings. Vice President Traylor provided an update for Site 1 in processing samples.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.

James Beach stated that there were no updates from the Technical Consultants at this time.

3) Groundwater Management Area 14 Update – update the Board on the Issues related to joint planning activities and development of desired future conditions in GMA 14.

Ms. Kouba confirmed that the location of the next GMA 14 meeting was confirmed to be Conroe, but the date and time has not been set. Ms. Kouba is anticipating a meeting before the end of the year to discuss the RFQ that was approved by the GMA 14 for a consultant for 3 – 4 of the of the member GCDs for use in development of the DFCs for the next round of planning.

E. Rules, Bylaws & Policies Committee

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

President Spigener reported the District is internally working on potential rule revisions and getting to the point of the stakeholder meeting. Ms. Kouba added that there was a current focus on the management plan due to associated deadlines but reiterated that the rules will be updated and stakeholders will be updated.

ITEM 8. RENEWAL OF CONTACT WITH ADVANCED GROUNDWATER SOLUTIONS.

Ms. Kouba provided an update that there are no changes to the contract, only an update to the date. Director Dent moved to accept the contract as included. Director Bouché seconded the motion. President Spigener called for a voice vote. Motion Passed.

ITEM 9. RESOLUTION 24-006 – APPOINTMENT OF REPRESENTATIVE TO SJRA GRP COMMITTEE

Ms. Kouba provided an update on the resolution. Director Bouche moved to re-appoint Mike Stecker as the representative of SJRA GRP committee. Director Bouché moved to approve Resolution 24-006, Director Dent seconded the motion. President Spigener called for a voice vote. Motion Passed.

ITEM 10. MOTION FOR RE-REARING AND AUTHORIZATION FOR REPRESENTATIVE.

Ms. Reese provided an update that there was a motion for re-hearing filed with the TCEQ . Director Bouché moved to authorize Stacey Reese to represent the District in the Motion for Re-Hearing with TCEQ. Director Dent seconded the motion. President Spigener called for a voice vote. Motion Passed.

ITEM 12. GENERAL COUNSEL'S REPORT:

Ms. Reese stated that she had an update on litigation between Quadvest and SJRA and recently filed petitions for review. The Cities of Splendora, Conroe, Spendora, and a land group out of California has files amicus briefs with the Texas Supreme Court in favor or Quadvest.

Ms. Reese also provided an update on the Aqua Texas v. Hays Trinity GCD case, three claims were dismissed including the claim against the Directors in their official capacity, substantive and all due process claims against the district' penalties, and the claims that the cap on production fees in Ch. 36 act as a cap on penalties for overproduction. There are two claims still outstanding in the case, an equal protection claim and a taking claim.

ITEM 11. GENERAL MANAGER'S REPORT:

Ms. Kouba provided operational updates, including progress on application updates, education and communication updates, enforcement, permit audits, system efficiencies within the District, and database upgrades. The District is expected to update the website and the application before the end of the year. Ms. Kouba announced that there will be a Driller and Engineer meeting in November to discuss the new forms with a date and time to be confirmed by October 18th. Ms. Kouba announced a District initiative for quarterly meetings with MUDs within Montgomery County. Ms. Kouba thanked the continued efforts of Montgomery County MUD 89, Montgomery County MUD 88, MUD 94 and Spring Creek PUD. The District continues to work towards the development of an updated database for the process and announced that there was an interim update of the database files saved to the website for use during review or hydrogeological reports. Ms. Kouba also thanked Secretary Thigpen for her continued work in actively working to address gaps in the process with realtors and highlighted work with the county.

Ms. Kouba provided updates to the Board on previous and upcoming meetings. President Spigener and Sarah Kouba were present at the Lake Conroe Hills MUD meeting. Mr. Saenz provided an update on the Magnolia Parkway Chamber Fall Fest Market. SJRA GRP meeting, Rainmakers Award Dinner, TWCA Committee meetings, and Region H Committee Meeting. Ms. Kouba provided a summary of upcoming meetings in the near future.

Ms. Kouba provided an update on items from the Permitting Department including an update on Field Inspections and Permitting and exempt well registration processes. Ms. Kouba discussed the current efforts to improve the processes within the District.

ITEM 4. EXECUTIVE SESSION:

The Board recessed at 6:58 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.

ITEM 5. RECONVENE IN OPEN SESSION:

Following Executive Session, the Board reconvened in Open Session and President

Spigener declared it open to the public at 8:11 PM.

NEW BUSINESS:

No new business

ADJOURN:

There being no further business Vice President Traylor moved to adjourn the meeting and Director Dent seconded the motion. President Spigener called for a voice vote, motion passed, The meeting was adjourned at 8:12 PM.

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

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Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

October 8, 2024

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 October 8, 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
Jon Paul Bouché
Gary Dent

Five 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; Tiffany White, Director of Operations; Kirstin Hein, Permitting Director; Justin Saenz, Education & Conservation Coordinator; Stacey Reese, District Counsel (*virtual)*; Chris Drabek, District Technical Consultant, *(virtual);* James Beach, District Technical Consultant, *(virtual)*; 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 comments were received.

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

Ms. Kouba provided an overview of the 11 applications listed. Applications numbered 1-5 included applications that have been reviewed by District Staff and are considered administratively complete. No hydrogeological reports were required for those applications, and they comply with the District's Spacing Rules. Ms. Kouba has reviewed the applications, and she recommended that the Board grant those which is requested for applications 1 - 5.

Ms. Kouba provided an overview of application number 1 – Old Lost Forest LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 2 – RAC Materials. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 3 – Mam Blossom RV LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 4 – Pinewood Trails RV Park. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 5 – Timber Ridge Presbyterian Church (Alden Bridge Preschool). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Director Dent moved to approve that which is requested for applications 1 - 5. Director Bouché seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 6 – Lake Bonanza Water Supply Corp. Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 7 – C&R Water Supply Inc. (Emerson Estates). Due to the total production capacity of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. A Hydrogeological Report was submitted with the application and was found to meet the requirements of the District.

Ms. Kouba provided an overview of application numbered 8 – Jen Texas 35, LLC. Due to the total production capacity of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. A Hydrogeological Report was submitted with the application.

Ms. Kouba provided an overview of application numbered 9 – City of Conroe. Due to the total production capacity of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. A Hydrogeological Report was submitted with the application.

Ms. Kouba provided an overview of application numbered 10 – Quadvest, LP. (Mavera). Due to the total production capacity of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. A Hydrogeological Report was submitted with the application.

Vice President Traylor moved to approve that which is requested for application numbered 6 - 10 and Director Bouché seconded. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 11 - Donna Tyra. The application was listed for board approval for a spacing exception for an exempt well. Since posting the Notice of Hearing, the District has received a signed waiver from the adjacent property owner bringing the current application into compliance with the District without Board approval. No action is required from the board for Application number 11.

ADJOURN:

Vice President Traylor moved to adjourn the September 10th, 2024, Public Hearing on Permit Applications and Director Bouché seconded the motion. Motion passed. The meeting was adjourned at 6:23 pm.

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

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Janice Thigpen, Board Secretary