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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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District