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

To be held on Tuesday, December 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, DECEMBER 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# 24-2338
POSTED
12/06/2024 02:43PM
Maraena 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. Crystal Springs Water (White Rock Acres), for a proposed amendment to OP-21111601-CHEV, for an increase of 6,000,000 gallons not to exceed 21,000,000 gallons annually for well located at 11487 White Rock Road, Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV); and,

   ii. Crystal Springs Water (Waukegan Way), for a proposed amendment to OP-18081501B-CHEV, for an increase of 25,000,000 gallons not to exceed 76,990,000 gallons annually for wells located at (a) 1 ½ miles east of intersection of Schank Rd & Jernigan Rd, Conroe (Lat 30/19/13, Long 95/19/40), (b) Willis Waukegan Road 1 1/2 miles South of FM 105, Conroe (Lat 30/18/39 Long 95/20/23, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV); and,

   iii. Crystal Springs Water (Tower Woods), for a proposed amendment to OP-09111805C-CHEV, for an increase of 5,000,000 gallons not to exceed 13,000,000 gallons annually for wells located at (a)15415 B Tower Woods Dr., Conroe, and (b) 15415 B Tower Woods Dr, Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV); and,

   iv. Crystal Springs Water (Country West/Western Hills) for a proposed amendment to OP-07101002C-CHEV, for an increase of 10,000,000 gallons annually not to exceed 83,000,000 gallons annually for well located at Country West, well site #2/Old Houston Rd at Country West

Dr., (Lat 30/13/22 Long. 95/18/14), Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV); and

v. Clary Holdings LLC, for a proposed new operating permit OP-24062801-CHEV, not to exceed 1,000,000 gallons annually, and for a proposed well to be drilled at 31099 Old Hockley Rd, Magnolia, Commercial, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: 1 Source Water Well & Sewer); and

vi. CPF Living Communities II – Woodhaven, LLC, for a proposed amendment to OP-16032301B-CHEV, for an increase of 3,438,167 gallons not to exceed 5,115,110 gallons annually for well located at 2275 Riverway Dr., Conroe, Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and,

vii. Jenny Sue's Pet Grooming, for a proposed amendment to OP-24012601A-CHEV, for an increase of 700,000 gallons not to exceed 1,000,000 gallons annually for 2 wells located at 15237 Saddlewood Dr., Conroe, Commercial/Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and,

viii. DR Horton Texas Ltd. (future MUD #199), for a proposed amendment to OP-22051901A-CHEV, for an increase of 25,000,000 gallons not exceeded 50,713,920 gallons annually for wells located at, (a) 30983 Walnut Creek Rd, Magnolia, and (b) 30983 Walnut Creek Rd, Magnolia, Public Water Supply (PWS) and Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and

ix. Montgomery County MUD #24, for a proposed amendment to OP03-0072B-CHEV, for an increase of 8,000,000 gallons annually, not exceed 42,432,000 gallons annually, re-equip well at 12106 Lake Houston Pkwy, Porter, Public Water Supply (PWS) and Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and

x. Chambers Telge, LLC, for a proposed amendment to OP-19122002A-JSPR, for an increase of 40,000,000 gallons, not to exceed 60,000,000 gallons annually for well located at 10700 Longstreet Rd., Willis, Public Water Supply (PWS), District Aquifer: Jasper (JSPR); and

xi. The Carriage House, for a proposed amendment to OP-14061302E-CHEV, for an increase of 1,700,000 gallons not to exceed 4,000,000 gallons annually for well located at 3845 Sapp Rd., Conroe, Public Supply/Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and

xii. KSW Holdings, L.P. (Big Sky Barn), for a proposed amendment to OP-15090801B-JSPR, for an increase of 2,000,000 gallons not to exceed 4,000,000 gallons annually for well located at 13420 Forest Lane, Montgomery, Commercial/Irrigation, District Aquifer: Jasper (JSPR); and

xiii. Jerry Gregurek, for a proposed amendment to OP-12051601-CHEV, for an increase of 400,000 gallons not to exceed 550,000 gallons annually for well located at 12895 FM 1097 West, Willis, Commercial/Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and

xiv. Hope's Path, for a proposed new operating permit OP-24112101-CHEV, not to exceed 584,000 gallons annually, for (a.) proposed well to be drilled at 28918 S. Plum Creek Dr., Spring, and (b.) existing well at 28918 S. Plum Creek Dr., Spring, Public Supply, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: B&R Water Well Drilling, LLC); and

xv. Mena Francois (Old Humble Pipeline) for a proposed amendment to OP-10080205C-CHEV, for an increase of 250,000 gallons not to exceed 1,070,340 gallons annually for well located at 15263 Old Humble Pipeline Rd, Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV); and

xvi. Timber Solutions, Inc. for a proposed amendment to OP-07011901A-CHEV, for an increase of 1,600,000 gallons not to exceed 11,500,000 gallons annually for well located at 11355 South Hwy 242 East, Conroe, Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and

xvii. Pine Forest Ventures LLC, for a proposed new operating permit OP-24102901-CHEV, not to exceed 219,000 gallons annually, and for a proposed well to be drilled at 11505 Mockingbird Hl, Conroe, Public Supply, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Ricky Bonds Water Wells); and

xviii. Montgomery County MUD 172, for a proposed amendment to OP-21100602-JSPR, for a proposed well to be drilled at 9092 E. Wall Way, Willis, and for an increase of 4,763,861 gallons, not to exceed 10,285,001 gallons annually for wells located at (a.) proposed well to be drilled at 9092 E. Wall Way, Willis, and (b.) 9670 Longstreet Rd., Willis, Hydrogeological Report submitted with application, Public Water Supply (PWS) & Irrigation, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

xix. Shea Homes Houston, LLC (Wildtree Water Supply), for a proposed new operating permit OP-24092401-JSPR, not to exceed 21,264,000 gallons annually, and for a proposed well to be drilled at 26002 Peacetree Ln, Montgomery, Hydrogeological Report submitted with application, Public Water Supply (PWS) and Irrigation, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

xx. Montgomery County MUD #144, for a proposed amendment to OP-20042701B-CHEV, increase of 76,925,600 gallons annually, not to exceed 107,317,600 gallons, for wells at (a) Approximately 3,200 ft southeast from the intersection of Old Conroe Rd and Park Ave/Old Smith Rd., Conroe (Lat. 30/14/2024 Long 95/30/29), (b) Corner of Brook Trout and Pipefish, Conroe (Lat 30/14/51 Long 95/30/29), Hydrogeological Report submitted with application, Public Water Supply (PWS) and Irrigation, District Aquifer: Chicot/Evangeline (CHEV); and

xxi. Montgomery County MUD #150, for a proposed amendment to OP-19012903-JSPR, for an increase of 12,000,000 gallons, and for a well to be drilled at 540 Club Dr., Montgomery, not to exceed 20,000,000 gallons annually, Public Water Supply (PWS), District Aquifer: Jasper (JSPR), (Driller of Record: To Be Determined); and

xxii. Andy Gomez, for a proposed exempt well to be drilled at 25548 North Hampton, New Caney, Single family residential use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Gilbert's Water Well); and

xxiii. Wendy Herrera, for a proposed exempt well to be drilled at 19160 Kings Row, New Caney, Single family residential use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangline (CHEV), (Driller of record: Gilbert's Water Well).

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 27, 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, DECEMBER 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.

DOC# 24-2339
POSTED
12/06/2024 02:43PM
Maraena Durrenberger
L. BRANDON STEINMANN, COUNTY CLERK

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. November 12, 2024, Public Hearing on Permit and Permit Amendment Applications
   B. November 12, 2024, Regular Meeting of the Board of Directors
   C. November 19, 2024, Special 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 November 2024 – Sarah Kouba, General Manager.
      3) Discuss, consider and take action on Resolution #24-008 re-establishing administrative

fee schedule.

4) Discuss, consider, and possible action regarding approval of Resolution #24-009 adopting FY 2025 Operating and Capital Outlay Budgets

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 possible action as necessary regarding year-end professional services review. – Sarah Kouba, General Manager

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