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

To be held on Tuesday, August 13, 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, AUGUST 13, 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. Royal Aesthetics Laser Clinic & Wellness Retreat, LLC, for a proposed new operating permit not to exceed 0.4 mg annually, to include for an existing well located at 15295 Lake Lamond, Conroe, not previously registered or permitted with the District, and a proposed well to be drilled at 15295 Lake Lamond, Conroe, Commercial and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: AAA Water Well and Services, LLC); and
    ii. La Estrella Celeste, for a proposed amendment to OP-21061001-CHEV, for an increase of 0.2454 mg allocation not to exceed 0.5454 mg annually for well located at 16224 Creighton Rd., Conroe, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and
    iii. The Magnolia Woods Assisted Living LLC, for a proposed new operating permit not to exceed 0.75 mg annually, and for a proposed well to be drilled at 14135 Old Smith Rd, Conroe, Public Supply and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: R&D Water Wells); and
    iv. Chaparral RE Inc., for a proposed new operating permit not to exceed 1.0 mg annually, and for a proposed well to be drilled at 9921 Sleepy Hollow Rd, Conroe, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Scott Drilling Inc.); and
    v. Conroe 1485, LLC (James Construction Group), for a proposed new operating permit not to exceed 3 mg annually, and for a proposed well to be drilled at 4000 FM 1485, Conroe, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Ballard Water Well Company LLC); and
    vi. Knapheide Houston, LLC, for a proposed new operating permit not to exceed 0.2 mg annually,

and for a proposed well to be drilled at 17015 I-45 N, Willis, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Ballard Water Well Company LLC); and

vii. City of Magnolia, for a proposed amendment to OP-04041601E-CHEV, for a proposed well to be located at 38449 Mill Creek Rd., Magnolia, and for an increase of 16.925 mg, not to exceed 500 mg annually for wells located at (a) proposed well to be drilled at 38449 Mill Creek Rd., Magnolia, (b) 105 Elm Street, Magnolia (c) Near 623 1/2 Kelly Dr. (Lat. 30/13/6, Long. -95/45/28), Magnolia (d) 0.30 miles south of FM 1488 and 0.45 miles west of FM 149 (Lat. 30/13/27, Long. -95/41/53), Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial Use, request for spacing exception from District Rule 3.3, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To be determined); and

viii. Ma Natividad Gomez for a proposed exempt well to be drilled at 11119 Baylor Dr., Conroe, Single-family Residential Use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller on 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 August 9, 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, AUGUST 13, 2024, AT 6:00 P.M.

(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:45 P.M.)

The Board of Directors may discuss, consider, and take action, including expenditure of funds, on any item or subject matter posted in this agenda.

1. Call to Order and Declare Regular Meeting Open to the Public
2. Roll Call
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. July 23, 2024, Public Hearing on Permit and Permit Amendment Applications
   B. July 23, 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 July 2024 – Sarah Kouba, General Manager.
      3) Discuss, consider, and take possible action on Resolution #24-005 authorizing water use fee rate schedule for 2025 – 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. Brief the Board concerning a petition filed with the Texas Commission on Environmental Quality. – Sarah Kouba, General Manager and Stacey V. Reese, General Counsel

9. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment A to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit 2023 production report and/or fines associated with untimely submissions.

10. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment B to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for overproduction of permitted allocation during the 2023 calendar year and/or fines associated with untimely submissions.

11. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment C to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit payment for 2024 Water Use Fees and/or fines associated with untimely submissions.

12. 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.

13. 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.

14. New Business.

15. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Attachment A

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2023 production report and/or fines associated with untimely submissions.

1) Ameritex Pipe & Products LLC (OP-15062501A-CHEV)
2) Ameritex Pipe & Products, LLC (Conroe Precast) (OP-21051201-CHEV)
3) Art DePue (OP-06042401-CHEV)
4) Best Properties, LLC (OP-05103102A-CHEV)
5) C & S Investments (OP-04061101B-CHEV)
6) Christopher Wren (HUPAG1500009D-JSPR)
7) City of Panorama Village (Village Golf Club) (HUP161D-JSPR)
8) CKG Services, LLC (OP-08100601A-CHEV)
9) Conroe CS Texas Holding, LP (HUP192B-JSPR)
10) Covenant Fellowship Ministries, Inc. (OP-19022202-JSPR)
11) CSNC Inc. dba Lighting Works (OP-18013001-CHEV)
12) Darst Funeral Home (OP-13121901A-CHEV)
13) Estate of Rita Biespiel (OP-16062001-CHEV)
14) Faith Journey Baptist Church (OP-04051801B-CHEV)
15) Felix Carrillo (OP-21032203-CHEV)
16) Fisherman Cove Resort (OP-08042501A-CHEV)
17) Florencio & Martha Hernandez (OP-09031601-CHEV)
18) GBH Properties (OP-15012601B-JSPR)
19) Graciela Guzman (OP-14021901- CHEV)
20) Graciela Guzman (OP-20031002-CHEV)
21) Grangerland Rentals, LLC (HUP313A-CHEV)
22) GSL Partners Sub Three L.P. (OP02-0010-CHEV)
23) Houston Const Today Inc (OP-08012301A-CHEV)
24) Indigo Lake Estates POA (OP-07060501E-CHEV)
25) J. H. Parsley (OP-10032902-CHEV)
26) Jerry Gregurek (Clean Harbors lessee) (OP-12051601-CHEV)
27) Jim (Wanda) Fox (OP-07120501A-CHEV)
28) Jo Mark 1 Ltd. (OP-08121201B-CHEV)
29) Kingwood Football League (OP03-0037A-CHEV)
30) Lake Creek Ranch Ltd (HUPAG1500003B-CHEV)
31) Lake Pointe Storage (OP-15031901-JSPR)
32) Lynch Signs (OP-10051401-CHEV)
33) Majestic RV LLC (OP-17022201A-JSPR)
34) Mark Lattanzi (OP-06013101-CHEV)
35) McCants Forest Land Limited Partnership (OPAG-05113001A-CHEV)
36) MJ Dixon (OP-08092901A-CHEV)
37) MSDDH Holdings LLC (Hipp Pools, Inc) (OP-08031301A-CHEV)
38) Nolley Lake Properties, LLC (OP-07121301C-JSPR OP-07121301C-CHEV)
39) Northwoods Water Supply Corp. (OP-04082401A-CHEV)
40) NTN Warehouse LLC (OP-12082702C-CHEV)
41) Parkwood Baptist Church (OP-05072801A-CHEV)
42) Paul Sullivan (Superior Storage) (OP-16021701-CHEV)
43) Popular Investments, LLC (OP-20100101-CHEV)

43) Rabbit Hill Properties #7, LLC (OP-18082201-CHEV)
44) Rayford RV LLC (OP-04050701A-CHEV)
45) Ray's Nursery (HUPAG1500017-CHEV)
46) REBTX Properties (OP-14050701C-CHEV)
47) Red Dot Storage 194, LLC. (OP-16051701G-CHEV)
48) Richard Gysler & Cailean McAlister (HUPAG1500026A-CHEV)
49) Ricky Bates (OP-19042902A-CHEV)
50) Robbin Express (OP-09040301C-CHEV)
51) Ruben Lizalde (OP-15121101B-CHEV)
52) Santosh Enukonda (Lessee Bed Bath and Biscuit) (OP-06080801C-CHEV)
53) Southern Star Concrete (OP-09021102B-CHEV)
54) SS Magnolia FM Road, LLC (OP-06012001B-CHEV)
55) Stop Equipment (OP-11012501A-CHEV)
56) Superior Power Solutions, Inc. (OP-04030402A-CHEV)
57) SVEA Magnolia III (OP-22090601-CHEV)
58) Swingby #6 (Lessee) (OP-11071903E-CHEV)
59) T. Warren LLC (OP-06120402B-CHEV)
60) Texcon Ready Mix (OP-18090902A-CHEV)
61) THD LLC (OP-19072402A-JSPR)
62) Top Gun Realty (OP-08040401B-CHEV)
63) Tranquility Ranch Sand & Gravel (OP-18032101C-CHEV)
64) USA Spring Holding LLC (OP-07081601E-CHEV)
65) Vernon Smith (OP-08090901C-JSPR)

Attachment B

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for overproduction of 2023 annual allocation and/or fines associated with untimely submissions.

1) Amerigas (OP-13101501-CHEV)
2) Aqua Texas (Carriage Hills) (HUP005A-CHEV/OP-05111403D-CHEV)
3) Aqua Texas (Lake Conroe Forest & Tejas Creek (HUP015-CHEV/OP03-0039C-JSPR)
4) Aqua Texas (Lake Conroe Village) (HUP016-JSPR /OP-07092601I - JSPR)
5) Aqua Texas (Walnut Springs) (HUP022A-CHEV)
6) Aqua Texas, Inc. (Enchanted Forest) (HUP201A-CHEV/OP-09042802B-CHEV)
7) Aqua Texas, Inc. (Lake Creek Forest) (HUP017-CHEV & OP-06092601F-CHEV)
8) Aqua Texas, Inc. (Woodlands Pkwy) (OP-13082601D-CHEV)
9) Bays Chapel Methodist Church (OP-04123002A-JSPR)
10) CC Woodlands LLC (Player) (HUP254B-CHEV/OP-07052401D-CHEV)
11) CWE Utilities LLC (HUP057A-CHEV/OP03-0015C-CHEV)
12) Dollar General #18781 (OP-18052301A-CHEV)
13) E.F. Early's Bar B Que (HUP066-JSPR/OP-21082401-JSPR)
14) George Turek (OP-09100601E-CHEV)
15) Grangerland Rentals, LLC (HUP313A-CHEV/OP-08051901B-CHEV)
16) Houston Bunker LLC (OP-07032301A-JSPR)
17) Mena Francois (Old Humble Pipeline) (HUP305B-CHEV/OP-10080205C-CHEV)
18) Montgomery County MUD #170 (OP-21070701A-JSPR)
19) MSDDH Holdings LLC (Hipp Pools, Inc) (OP-08031301A-CHEV)
20) Red Dot Storage 194, LLC. (OP-16051701G-CHEV)
21) T. Warren LLC (OP-06120402B-CHEV)
22) Watercrest at Kingwood Phase II, LP (OP-18021901A-CHEV)
23) Waters Edge RV, LLC (HUP194-JSPR/OP-10060901A-JSPR)
24) Western Rim Property Services (Towers Woodland) (OP-13111101C-CHEV)

Attachment C

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2024 Water Use Fees and/or fines associated with untimely submissions.

1) Faith Journey Baptist Church (OP-04051801B-CHEV)
3) Fisherman Cove Resort (OP-08042501A-CHEV)
4) Flor Fuentes (OP-14051902-CHEV)
5) Graciela Guzman - Mobile Food Service (OP-14021901-CHEV)
6) Graciela Guzman - Taqueria (OP-20031002-CHEV)
7) Hellas Construction, Inc (OP-07071103A-CHEV)
8) Lake Pointe Storage (OP-15031901-JSPR)
9) Mark Lattanzi (OP-06013101-CHEV)
10) LGI Homes Texas, LLC (OP-22082501-JSPR)
11) Parkwood Baptist Church (OP-05072801A-CHEV)
12) J.H. Parsley (OP-10032902-CHEV)
13) Rayford RV LLC (OP-04050701A-CHEV)
14) River Aggregates LLC (HUP197D-CHEV)
15) Robbin Express (OP-09040301C-CHEV)
16) SS Magnolia FM Road LLC (OP-06012001B-CHEV)
17) Top Gun Realty (OP-08040401B-CHEV)
18) Dustin Townsend (OP-08050201-CHEV)
19) Tranquility Ranch Sand & Gravel (OP-18032101C-CHEV)
20) Estate of Rita Biespiel (OP-16062001-CHEV)
21) Max and Beverly Duke (HUP132-CHEV)