DOC# 25-0627
POSTED
04/04/2025 10:07AM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

To be held on Tuesday, April 8, 2025
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, APRIL 8, 2025, AT 6:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:30 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. TJC23CNS, LLC, for a proposed amendment to OP-23082401-CHEV, for an increase of 1,000,000 gallons not to exceed 3,000,000 gallons, for 1 well located at 12606 Hwy 105, Conroe, Industrial use, District Aquifer Chicot/Evangeline (CHEV); and

ii. Quadvest, LP. (Sweetwater Ridge),, for a proposed amendment to OP-22021101-CHEV, for proposed well to be located at 6418 Ranch Park Dr, Conroe, for an increase of 25,000,000 gallons not to exceed 46,000,000 gallons, for wells located at (a) proposed well at 6418 Ranch Park Dr, Conroe and (b) 15860 FM 1484, Conroe, Public Water Supply (PWS) and Irrigation, District Aquifer Chicot/Evangeline (CHEV), (Driller of Record: Johnstons Water Well Drilling); and

iii. Wiggins Investments Inc. dba Diamondback Rentals, for a proposed new operating permit OP-25031802-CHEV, not to exceed 130,000 gallons annually, for an existing well located at 12491 Crockett Martin Rd., Conroe, well is registered but not previously permitted with the District, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

iv. Firetower Properties, LLC, for a proposed new operating permit OP-25031902-CHEV, not to exceed 3,000,000 gallons annually, and for a proposed well to be drilled at 20244 FM 2090, Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC); and

v. Thousand Trails Lake Conroe, for a proposed new operating permit OP-25031901-JSPR, not to exceed 14,716,300 gallons, to be merged following approval with existing HUP-230A-JSPR in the amount of 2,300,000 gallons, not to exceed a combined allocation of 17,016,300 gallons annually, and to re-equip existing Jasper well located at 11720 Old Montgomery Rd., Willis, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR); and

vi. Lake South Water Supply, for a proposed amendment to OP-05112103B-JSPR, increase of 3,274,600 gallons annually, not to exceed 30,000,000 gallons, and re-equip Jasper well at (a) 36 McCaleb Rd., Montgomery and (b) 36 McCaleb Rd., Montgomery, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR); and

vii. April Sound Country Club, for a proposed new operating permit OP-24103001-CHEV, not to exceed 54,446,680 gallons annually, and for 2 proposed wells to be drilled at a) 1000 April Sound Blvd., Montgomery, (b) 1000 April Sound Blvd., Montgomery, Irrigation Use, District Aquifer: Chicot/Evangeline (CHEV),(Driller of record: Bluebonnet Water Wells, LLC); and

viii. Montgomery County MUD #152C, for a proposed amendment to OP-21120801-CHEV, for an increase of 233,352,000 gallons, not to exceed 236,352,000 gallons annually, for well located at 5199 Lexington Blvd., The Woodlands, Hydrogeological Report submitted with application, Public Water Supply (PWS) & Irrigation use, District Aquifer: Jasper (JSPR).

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 April 4, 2025, 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, APRIL 8, 2025, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

DOC# 25-0629
POSTED
04/04/2025 01:27PM
Rosio Munoz
L. 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. March 4, 2025, Public Hearing on Adoption of Groundwater Management Plan
   B. March 4, 2025, Public Hearing on Permit and Permit Amendment Applications
   C. March 4, 2025, 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.
      2) Discuss, consider and possible action regarding approving resolution to change the time of regular board meetings.
   B. Budget & Finance Committee – Kenneth Earnest, 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 March in 2025 – Sarah Kouba,

General Manager.

3) Review of 1st Quarter, 2025 Investment Report – 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. 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.

9. 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.

10. New Business.

11. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District