NOTICE OF MEETINGS AND HEARINGS
OF THE BOARD OF DIRECTORS OF THE
LONE STAR GROUNDWATER CONSERVATION DISTRICT
To be held on Tuesday, January 14, 2020
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

NOTICE OF PUBLIC HEARING

TUESDAY, JANUARY 14, 2020, AT 6:00 P.M.

PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

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 and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:

    i. Premier Shell Investments, LLC, for a proposed amendment to OP-16051801, increase of 0.245 mg annually, 15534 Capitol Hill Rd, Montgomery, Commercial and Irrigation use;
    ii. Jack McClanahan (1212 Old 105), for a proposed amendment to OP-12032801, increase of 0.575 mg for 2019 and 0.350 mg annually, 1212 Old Hwy 105, Conroe, Commercial and Irrigation use;
    iii. C & R Water Supply Inc (Bee Creek Estates), for a proposed amendment to OP-07081004, increase of 2.4479 mg for 2019 only, Bee Creek Dr. (Lat 30/27/7 Long 95/27/22), Willis, Public Supply (PWS) use;
    iv. Mike Bulger/The Carriage House, for a proposed amendment to OP-14061302, increase of 0.15 mg annually, 3845 Sapp Rd., Conroe, Public Supply use;
    v. C & R Water Supply Inc (Creekside Acres), for a proposed amendment to OP-07081006, increase of 2 mg annually, Creek Vista Lane (FM 2432) (Lat 30/24/4 Long 95/25/35), Willis, Public Supply (PWS) use;
    vi. Conroe ISD (Moorehead Jr. High), for a proposed amendment to OP-11061602, increase of 6.001 mg annually, 16840 FM 2090, Conroe, Public Supply (PWS) use;
    vii. Crystal Springs Water (Forest Trace), for a proposed amendment to OP-

14032402, increase of 12 mg annually, Willis-Waukegan Rd 1 ½ miles south of FM 105 (Lat 30/18/38 Long 95/20/22, Conroe, Public Supply (PWS) use;

viii. Crystal Springs Water (Country West/Western Hills), for a proposed amendment to OP-07101002, increase of 10 mg annually, 15815 B Country West Dr, Conroe, Public Supply (PWS) use;

ix. Crystal Springs Water (Timberland Estates), for a proposed amendment to OP-07121702, increase of 20 mg annually, 21633 Erica Ct., Porter, Public Supply (PWS) use;

x. Crystal Springs Water (Whispering Pines), for a proposed amendment to OP-10112201, increase of 0.5 mg annually, 15490B FM 1485, Conroe, Public Supply (PWS) use;

xi. Crystal Springs Water (Tower Glenn Estates), for a proposed amendment to OP-07121704, increase of 2 mg annually, 15319 B Tommy Smith Rd, Conroe, Public Supply (PWS) use;

xii. Crystal Springs Water (Afton Park Civic Imp. Assoc.), for a proposed amendment to OP-03-0032, increase of 1 mg annually, Northline Dr., (Lat 30/29/51 Long 95/23/43), Willis, Public Supply (PWS) use;

xiii. Crystal Springs Water (Bennett Woods), for a proposed amendment to OP-07101001, increase of 3 mg annually, 15340 Martin Dr., Conroe, Public Supply (PWS) use;

xiv. Aqua Texas, Inc. (Cimarron Country), for a proposed amendment to OP-05111401, increase of 5.03 mg annually, 9007 Deer Lodge, Magnolia, Public Supply (PWS) use;

xv. Aqua Texas, Inc. (Lake Conroe Village), for a proposed amendment to OP-07092601, increase of 7.803 mg annually, 229 Ridgeside, Montgomery, Public Supply (PWS) use;

xvi. Aqua Texas, Inc. (Timberloch Estates), for a proposed amendment to OP-05111402, increase of 4.77 mg annually, 31319 W. Timberloch, Magnolia, Public Supply (PWS) use;

xvii. Aqua Texas, Inc. (Turtle Creek), for a proposed operating permit not to exceed 3.473 mg annually, 25515 Turtle Dove, Magnolia, Public Supply (PWS) use;

xviii. Tom Martin - Highway 59 North Real Estate Venture, for a proposed amendment to OP-07041101, increase of 0.025 mg annually, 23449 Hwy 59 North, Porter, Commercial use;

xix. Kingwood 360 Storage LLC A Delaware Limited Liability Company, for a proposed amendment to OP-16051701, increase of 0.008 mg for 2019 only, 1964 J Northpark Dr., Kingwood, Commercial use;

xx. Riley Epps, for a proposed amendment to OP-17012502, increase of 0.300 mg for 2019 only, 23740 Woodford Place, Kingwood, Irrigation use;

xxi. Farrell Road Development, for a proposed amendment to OP-14051901, increase

of 0.020 mg annually, 29089 Robinson Rd., Conroe, Public Supply use;

xxii. Map Land Co. 1, LLC, for a proposed well to be drilled at 10816 Northridge Dr., Conroe, not to exceed 0.15 mg annually, Commercial and Irrigation use, (Driller of Record: Ballard Water Well);

xxiii. Pine Knob Estate Water Inc. (Rayford Park), for a proposed amendment to OP-14090501, increase of 0.060 mg for 2019 and 0.200 mg annually, 11339 Rayford Rd., Spring, Commercial and Irrigation use;

xxiv. Chambers Tegel, LLC, for 4 proposed wells to be drilled at (Well #1) 1.25 miles West of I-45/Longstreet intersection, North 0.3 miles from Longstreet Rd, (Lat.30/26/42 & Long. -95/30/43), Willis; (Well #2) 1.25 miles West of I-45/Longstreet intersection, North 0.6 miles from Longstreet Rd, (Lat.30/26/42 & Long. -95/30/39), Willis; (Well #3) 1.25 miles West of I-45/Longstreet intersection, North 0.1 miles from Longstreet Rd, (Lat.30/26/31 & Long. -95/30/50), Willis; and (Well #4) 1.25 miles West of I-45/Longstreet intersection, North 0.1 miles from Longstreet Rd, (Lat.30/26/31 & Long. -95/30/50), Willis, not to exceed 47 mg for 2020 and 70 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);

xxv. Jim Carter, for a proposed amendment to OP-05083101, increase of 0.45 mg for 2019 only, 13843 Hwy 105 West, Conroe, Commercial use;

xxvi. Believers Fellowship Church, for a proposed amendment to OP-18022202, increase of 0.155 mg for 2019 only, 31815 Old Hempstead Rd., Magnolia, Irrigation use;

xxvii. Conroe DTP, LLC, for a proposed amendment to OP-18052301, increase of 0.2 mg for 2019 only, 12491 FM 1314, Conroe, Public Supply use;

xxviii. Dollar General Store #19411, for a proposed amendment to OP-1852401, increase of 0.6 mg for 2019 only, 13232 Cedar Hill Dr., Montgomery, Public Supply use;

xxix. Ernan Puebla (32855 Karen Dr.), for a proposed well to be drilled at 32855 Karen Dr, Magnolia, not to exceed 0.285 mg annually, Public Supply use, (Driller of Record: Ricky Bonds Water Wells; and

xxx. Ernan Puebla (32815 Karen Dr.), for a proposed operating permit for existing well previously exempt, not to exceed 0.285 mg annually, 32815 Karen Dr, Magnolia, Public Supply use.

5. Discussion, consideration and possible action on the following Operating Permits and/or Meter Exemptions:

   i. Premier Shell Investments, LLC, for a proposed amendment to OP-16051801, increase of 0.245 mg annually, 15534 Capitol Hill Rd, Montgomery, Commercial and Irrigation use;

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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.

NOTICE OF MEETING

TUESDAY, JANUARY 14, 2020, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

REGULAR MEETING OF THE DISTRICT BOARD

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 (appeal of TWDB's decision on District's Management Plan) 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) December 10, 2019, Public Hearing on Permit Applications
   b) December 10, 2019, Regular Board of Directors Meeting

7) Presentation of unaudited financials for the month of December 2019 – Samantha Stried Reiter
   a) Review 4th Quarterly Investment Report 2019

8) Discuss, consider and take action as necessary concerning election of officers.

9) Discuss, consider and take action as necessary authorizing the Board President, General Manager and/or General Counsel to execute mediation documents pertaining to pending mediation with Texas Water Development Board – Stacey V. Reese

10) Discuss, consider and take action as necessary regarding interviews, selection, and/or contracts with additional District technical consultant – Samantha Stried Reiter

11) Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding the same.

12) Receive information and/or status update regarding the two study groups on proposed draft rules.

13) Groundwater Management Area 14 – update the board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Samantha Reiter and/or Mike Thornhill
    a) Discussion, consideration, and possible action on any items related to Lone Star GCD's proposal(s) to and/or participation in GMA 14.

14) 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. – Samantha Stried Reiter
    a) Discuss, consider and take action as necessary regarding the completion of second driveway to be cost-shared with City of Conroe.

15) 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, 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, policy, personnel, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

16) New Business.

17) Adjourn.

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 January 9, 2020, 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/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District