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

To be held on Tuesday, August 12, 2025
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

DOC# 25-1445
POSTED
08/07/2025 04:04PM
Rosio Munoz
BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, AUGUST 12, 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. Daniel Morua Jr., for a proposed new operating permit, OP-25052801-CHEV, for a proposed well to be drilled at 19111 Old Houston Rd., Conroe, not to exceed 350,400 gallons annually, Public Supply use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Scott Drilling); and

ii. RFL Greenspace, L.P., for a proposed new operating permit, OP-25071601-CHEV, for a proposed well to be drilled at 9550 Lakeside Blvd, Spring, not to exceed 1,402,391 gallons annually, Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Scott Drilling); and

iii. 83 Properties, LLC, for a proposed amendment to OP-18021601A-CHEV, increase of 500,000 gallons, not to exceed 1,710,000 gallons, for well located at 1343 Riley Fuzzel Rd., Spring, Industrial use; District Aquifer: Chicot/Evangeline (CHEV); and

iv. SEMKO, LLC, for a proposed new operating permit, OP-25072401-CHEV, for a proposed well to be drilled at 26812 FM 1485, Conroe, not to exceed 1,000,000 gallons annually, Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: B&R Water Well Drilling, LLC); and

v. Utilities Investment Company, Inc. (Cielo Subdivision), for a proposed amendment to OP-23032901-CHEV, well to be drilled at 10495 Airport Rd., Conroe, increase of 87,000,000 gallons, not to exceed 114,000,000 gallons annually, for wells located at (a) proposed 10495 Airport Rd., Conroe and (b) 10495 Airport Rd., Conroe, Hydrogeological Report submitted with application, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of Record: Johnston Water Well Drilling); and

vi. City of Conroe, for a proposed amendment to OP02-0001Q-JSPR, for a proposed well to be drilled at 12364 Thompson Rd, Willis, not to exceed 6,201,200,000 gallons annually, for wells located at (a) proposed 12364 Thompson Rd, Willis, (b) 2251 S. Loop 336 E., Conroe, (c) 1199 N. First St. Conroe, (d) 2021 Westview Blvd., Conroe, (e) 1599 Old Magnolia Rd. Conroe, (f) 9055 Airport Rd. Conroe, (g) 2631 Longmire Rd. Conroe, (h) 829 Silver Springs Rd. Conroe, (i) 115 Avenue I Conroe, (j) 15390 Brass Nail Rd. Conroe, (k) 3300 Pollok Dr. Conroe, (l) 10585 Little Egypt Rd., Conroe, (m) 375 N. FM 3083 E. Conroe, (n) 2915 Beasley Rd. Conroe, (o) 1913 Northampton Dr., Conroe, (p) 110 S. Main St. Conroe, (q) 15436 Delores Ln. Conroe, (r)1000 McCaleb Rd. Montgomery, (s) 17745 Hanson Ridge Dr. Conroe, (t) 1050 Conroe Park West Dr. Conroe, (u) 11798 Interstate 45 N., Willis, (v) 10289 Ferrell Rd., Willis, (w) 2021 Westview Blvd., Conroe, (x) 2631 Longmire Rd., Conroe, Hydrogeological Report submitted with application, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

vii. German & Lourdes Albiter Benitez, for a proposed exempt well to be drilled at 14542 Old Humble Pipeline Rd. Conroe, TX. Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Aqua Star, LLC).

viii. Robin M. Leonard & John A. Knighten II, for a proposed exempt well to be drilled at 1722 Melissa Drive Spring, TX. Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Lone Star Water Well).

ix. Jose Eluid Garza Jr., for a proposed exempt well to be drilled at 19176 Suffolk New Caney, TX. Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Zavala Drilling Co.).

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 8, 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, AUGUST 12, 2025, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

DOC# 25-1446
FILED
08/07/2025 04:04PM
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. July 8, 2025, Public Hearing on Permit and Permit Amendment Applications
   B. July 8, 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.
   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 July in 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. Discuss, consider, and take action regarding Agreement for Professional Services on a Task Order Basis with Halff Associates, Inc.

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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Certification

I, the undersigned authority, do hereby certify that on August 7, 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