NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, JANUARY 10, 2023, 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# 23-0024
POSTED
01/05/2023 01:41PM
GWENDALYNN CAMARENA
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 and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:

   i. NextEra Water Texas, LLC (Lakewood Trails), for a proposed amendment to OP-19022502-CHEV, increase of 2 mg annually, 2,000 ft SW of the intersection of FM 1485 & Lakewood Dr., Conroe, Public Supply (PWS) and Irrigation use;
   ii. Sanctuary Ministries, for a proposed amendment to OP14042301-CHEV, re-equip Chicot Aquifer well at 13927 FM 134, Conroe, increase of 0.35 mg annually, Commercial use;
   iii. Jack McClanahan (Stryker Building), for a proposed amendment to OP-12032801-CHEV, increase of 0.2 mg annually, 1212 Old Hwy 105, Conroe, Commercial and Irrigation use;
   iv. T & W Water Services (Deer Run) dba Blue Topaz Utilities, for a proposed amendment to OP-07092807-CHEV, increase of 1 mg annually, 10589 Fawnmist, Conroe, Public Supply (PWS) use;
   v. Conroe 1097 Investments, Ltd, for 2 proposed Jasper Aquifer wells to be drilled at 19695 W FM 1097, Montgomery, hydrogeological report submitted with application, not to exceed 0.1 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);
   vi. BFS Real Estate LLC, for a proposed Evangeline Aquifer well to be drilled at 8600 Waukegan Rd., Conroe, not to exceed .600 mg annually, Commercial/Irrigation use;
   vii. Farrell Road Development, for a proposed amendment to OP-14051901-

CHEV, increase of 0.15 mg annually, 29089 Robinson Rd., Conroe, Industrial use;.

viii. HMW Special Utility District (Kipling Oaks #2), for a proposed amendment to OP-21041402-CHEV, increase of 0.673100 mg annually, 1927 Timber Ranch, Magnolia, Public Supply (PWS) use;

ix. HMW Special Utility District (Sendera), for a proposed operating permit not to exceed 4.372300 mg annually in aggregate with HUP095-CHEV, 9222 Diamante Dr., Magnolia, Public Supply (PWS) use;

x. Crystal Springs Water (Lillie Put Farms), for a proposed amendment to OP-15121001-CHEV, increase of 1 mg annually, 18459 Railoard Ave., New Caney, Public Supply (PWS) use;

xi. Iffi Stop Food Mart, for a proposed amendment to OP-09031301-CHEV, increase of 0.5 mg annually, 9146 Hwy 242, Conroe, Public Supply (PWS) use; and

xii. Aqua Texas, Inc. (Westwood 1&2/Old Egypt), for a proposed amendment to OP-05072103I-CHEV, increase of 125.200 mg annually and add aggregate Evangeline Aquifer well, 329 Gotland Russ Ln, Spring, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: To be determined).

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

i. NextEra Water Texas, LLC (Lakewood Trails), for a proposed amendment to OP-19022502-CHEV, increase of 2 mg annually, 2,000 ft SW of the intersection of FM 1485 & Lakewood Dr., Conroe, Public Supply (PWS) and Irrigation use;

ii. Sanctuary Ministries, for a proposed amendment to OP14042301-CHEV, re-equip Chicot Aquifer well at 13927 FM 134, Conroe, increase of 0.35 mg annually, Commercial use;

iii. Jack McClanahan (Stryker Building), for a proposed amendment to OP-12032801-CHEV, increase of 0.2 mg annually, 1212 Old Hwy 105, Conroe, Commercial and Irrigation use;

iv. T & W Water Services (Deer Run) dba Blue Topaz Utilities, for a proposed amendment to OP-07092807-CHEV, increase of 1 mg annually, 10589 Fawnmist, Conroe, Public Supply (PWS) use;

v. Conroe 1097 Investments, Ltd, for 2 proposed Jasper Aquifer wells to be drilled at 19695 W FM 1097, Montgomery, hydrogeological report submitted with application, not to exceed 0.1 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);

vi. BFS Real Estate LLC, for a proposed Evangeline Aquifer well to be drilled at 8600 Waukegan Rd., Conroe, not to exceed .600 mg annually, Commercial/Irrigation use;

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viii. HMW Special Utility District (Kipling Oaks #2), for a proposed

amendment to OP-21041402-CHEV, increase of 0.673100 mg annually, 1927 Timber Ranch, Magnolia, Public Supply (PWS) 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.

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 5, 2023, 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

NOTICE OF HEARINGS AND MEETING OF THE BOARD OF DIRECTORS OF THE LONE STAR GROUNDWATER CONSERVATION DISTRICT
To be held on Tuesday, January 10, 2023
Lone Star GCD – James B. "Jim" Wesley Board Room 655 Conroe Park North Drive Conroe, Texas 77303

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, JANUARY 10, 2023, 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.)

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, section §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) December 13, 2022, Special Hearing
    b) December 13, 2022, Hearing on Permits
    c) December 13, 2022, Regular Meeting

7. Committee Reports:

   A. 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 December 2022 – Samantha Stried Reiter
      3) Review of 4th Quarterly Investment Report 2022.

   B. External Affairs Committee – Jim Spigener, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting
      2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD

   C. DFC & Technical Committee – Stuart Traylor, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting

   D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting

8. Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding the same – Samantha Stried Reiter and/or District's technical consultant(s).

9. 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 District's technical consultant(s).

   a) Discussion, consideration, and possible action on any items related to Lone Star GCD's proposal(s) to and/or participation in GMA 14.

10. 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

11. 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 activity; contractual issues related to the District; open government, open records requests, policies, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

12. New Business.

13. Adjourn.

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/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District