NOTICE OF HEARINGS AND MEETING
OF THE BOARD OF DIRECTORS OF THE
LONE STAR GROUNDWATER CONSERVATION DISTRICT
To be held on Tuesday, February 9, 2021
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

DOC# 21-0177
POSTED
02/04/2021 12:44PM
MARK PREVITI
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, FEBRUARY 9, 2021, AT 6:00 P.M.

Held In Person and/or Remotely via a
Publicly Accessible Webinar/Telephone Conference Call
(The webinar & conference call line open 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 and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:

   i. Aqua Texas, Inc. Mike McGuinness, for a proposed amendment to OP-12112601, increase of 0.1 mg annually, 30729 McGuinness, Spring, Public Supply (PWS) and Irrigation use;
   ii. T & W Water Services (Old Mill Lake), for a proposed amendment to OP-07092805, increase of 3 mg annually, 14614 Fishers Cove, Pinehurst, Public Supply (PWS) use;
   iii. Montgomery County MUD #83, for a proposed amendment to OP-04042802, increase of 20 mg annually, 20816 Sausalito Ln., Porter, Public Supply (PWS);
   iv. Montgomery County MUD #105, for a proposed amendment to OP-13092401, increase of 80 mg annually, 4650 Riley Fuzzel Rd, Spring, Public Supply (PWS) use;
   v. Montgomery County MUD #137, for a proposed amendment to OP-14061701, increase of 28 mg annually, 8201 Standard Rd., Magnolia, Public Supply (PWS) use;
   vi. Magnolia Meadows, LLC, for a proposed amendment to OP-17052501, increase of 0.174 mg for 2020 and 0.492 mg annually, 32745 Dobbin-Huffsmith Rd., Magnolia, Public Supply (PWS) and Irrigation use;
   vii. Crystal Springs Water (Autumn Acres), for a proposed amendment to OP-06011901, increase of 0.5 mg annually, Hughey Avenue Reserve A, New Caney, Lat 30/11/3, Long 95/11/59, New Caney, Public Supply (PWS) use;

viii. Crystal Springs Water (Country West/Western Hills), for a proposed amendment to OP-07101002, increase of 5 mg annually, Old Houston Rd at Country West Dr., 30/13/22, Long 95/18/14, Conroe, Public Supply (PWS) use;
ix. Crystal Springs Water (Ponderosa Pines), for a proposed amendment to OP-16092602, increase of 5 mg annually, 17617 Old Hwy 105, Conroe, Public Supply (PWS) use;
x. Steven Owen, for an existing well not permitted with the District and a proposed well to be drilled at 25742 Hill and Dale Ave., Splendora, not to exceed 0.3 mg annually, Public Supply use, (Driller of Record: McPike Water Wells);
xi. Conroe ISD (Moorehead Jr. High), for a proposed amendment to OP-11061602, for a well to be drilled at 13715 Grangerland Rd, Conroe, in aggregate, with a permitted allocation of 27 mg annually, Public Supply (PWS) use, (Driller on record: TBD);
xii. Crystal Springs Water (Waukegan Way), for a proposed amendment to OP-18081501, increase of 10 mg annually, 1 1/2 miles east of intersection of Schank Rd & Jernigan Rd, Lat. 30/19/13, Long. 95/19/40, Conroe, Public Supply (PWS) use;
xiii. 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;
xiv. Crystal Springs Water (1485 Limited), for a proposed amendment to OP-09111803, increase of 2.5 mg annually, 18649 B FM 1485, Conroe, Public Supply (PWS) use;
xv. Tom Martin - Highway 59 North Real Estate Venture, for a proposed amendment to OP-07041101, increase of 0.15 mg annually, 23449 Highway 59 North, Porter, Commercial and Irrigation use; and
xvi. Weisinger Incorporated (City of Patton Village Supply well), for a proposed amendment to OP-20072201, increase of 1.0 mg for 2021 only, 16811 Tram Rd, Splendora, Industrial use.

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

i. Aqua Texas, Inc. Mike McGuinness, for a proposed amendment to OP-12112601, increase of 0.1 mg annually, 30729 McGuinness, Spring, Public Supply (PWS) and Irrigation use;
ii. T & W Water Services (Old Mill Lake), for a proposed amendment to OP-07092805, increase of 3 mg annually, 14614 Fishers Cove, Pinehurst, Public Supply (PWS) use;
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v. Montgomery County MUD #137, for a proposed amendment to OP-14061701, increase of 28 mg annually, 8201 Standard Rd., Magnolia, Public Supply (PWS) use;
vi. Magnolia Meadows, LLC, for a proposed amendment to OP-17052501, increase of 0.174 mg for 2020 and 0.492 mg annually, 32745 Dobbin-Huffsmith Rd., Magnolia, Public Supply (PWS) and Irrigation use;
vii. Crystal Springs Water (Autumn Acres), for a proposed amendment to OP-06011901, increase of 0.5 mg annually, Hughey Avenue Reserve A, New Caney, Lat 30/11/3,

Long 95/11/59, New Caney, Public Supply (PWS) use;

viii. Crystal Springs Water (Country West/Western Hills), for a proposed amendment to OP-07101002, increase of 5 mg annually, Old Houston Rd at Country West Dr., Lat 30/13/22, Long 95/18/14, Conroe, Public Supply (PWS) use;

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xv. Tom Martin - Highway 59 North Real Estate Venture, for a proposed amendment to OP-07041101, increase of 0.15 mg annually, 23449 Highway 59 North, Porter, Commercial and Irrigation use; and

xvi. Weisinger Incorporated (City of Patton Village Supply well), for a proposed amendment to OP-20072201, increase of 1.0 mg for 2021 only, 16811 Tram Rd, Splendora, Industrial use.

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 REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, FEBRUARY 9, 2021, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)

Held In Person and/or Remotely via a Publicly Accessible Webinar/Telephone Conference Call (The webinar & conference call line open 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) January 12, 2021, Public Hearing on Permit Applications
   b) January 12, 2021, Regular Board of Directors Meeting

7. Presentation of unaudited financials for the month of January 2021 – Samantha Stried Reiter

8. Discuss, consider and take action as necessary concerning director appointment to fill vacancy – Stacey V. Reese and/or Harry Hardman

9. Discussion, consideration, and possible action on board committees and appointment of

committee chairs – Harry Hardman

10. Discuss, consider, and take action as necessary to authorize the General Manager to enter into contract(s) including a consulting services contract with Advanced Groundwater Solutions, LLC – Samantha Stried Reiter

11. Presentation to receive and take action as necessary on Resolution #21-001 to proclaim March 7-13, 2021 as "National Groundwater Awareness Week" in Montgomery County, State of Texas – Jennifer Thayer

12. Discuss, consider, and take action as necessary on Resolution #21-002 Authorizing Extension of 2020 Permits (excluding any permits in enforcement) – Samantha Stried Reiter and/or Stacey V. Reese

13. Receive Legislative Committee Report – Harry Hardman and/or Stacey V. Reese

14. 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)

    a) Discussion, consideration, and possible action to approve Subsidence Study Phase 2 Scope of Work.

15. 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.

16. Discussion of possible action to issue a show cause order directing the following 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 permit renewal(s), operating without a valid permit, failure to submit annual production report(s), failure to remit past due water use fees and/or fines associated with timely submissions:

    1) CWE Utilities &/or owner, operator or manager associated with permits HUP057A / OP03-0015C
    2) CWE Utilities (Garden West) &/or owner, operator or manager associated with permit OP-14081801

17. 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

18. 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, open records requests, policy, personnel, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

19. New Business.

20. 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 February 4, 2021, 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