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

To be held on Tuesday, March 9, 2021
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, MARCH 9, 2021, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED SPECIAL HEARING)

Held In Person and/or Remotely via a Publicly Accessible Webinar/Telephone Conference Call (The webinar & conference call line open at 5:15 P.M.)

DOC# 21-0346
POSTED
03/04/2021 01:47PM
Shelby Curry
MARK TURNBULL, 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. Sprint Montgomery County Landfill LP, for a proposed amendment to OP-16072502, increase of 0.12 mg annually, 17851 Hwy 105 East, Conroe, Commercial use;
   ii. Slater McEachern, for a proposed well to be drilled at 1500 Sleepy Hollow, Spring, not to exceed 0.025 mg annually, Commercial use, (Driller of Record: Ballard Water Well);
   iii. Alfred Limani, for a proposed amendment to OP-06112002, increase of 0.15 mg for 2020 and 0.3 mg annually, 14860 Hwy 105 W. Montgomery, Commercial use;
   iv. Premier Shell Investments, LLC, for a proposed amendment to OP-16051801, increase of 0.1 mg annually, 15534 Capital Hill Rd, Montgomery, Commercial and Irrigation use;
   v. 1314 Sawdust, LLC, for a proposed amendment to OP-14052002, increase of 0.1 mg annually, 1314 Sawdust Rd, Spring, Public Supply (PWS) use;
   vi. Nerro Supply, LLC (White Oak Valley), for a proposed amendment to OP-20031901, increase of 0.5 mg annually, 3052 Leafy, Conroe, Public Supply (PWS) use;
   vii. WGB RV Park on the Lake LLC, for a proposed amendment to OP-08030301, increase of 1 mg annually, 12351 FM 830, Willis, Public Supply and Irrigation use;

viii. Watercrest at Kingwood Phase II, LP, for a proposed amendment to OP-18021901, increase of 0.065 mg for 2020 and 0.442 mg annually, 24129 Windford Sq. Dr., Kingwood, Irrigation use;
ix. IMT Woodland Meadows, for a proposed operating permit for existing well not permitted with the District not to exceed 3.7 mg annually, 25225 Budde Rd, Spring, Irrigation use; and
x. City of Conroe, for a proposed amendment to OP02-0001, for a well to be drilled at 3200' SSW of intersection of SH105 and S. Pine Lake Rd., Lat. 30/21/50 Long 95/38/18, Conroe, in aggregate with a permitted allocation of 3100.00 mg, Public Supply (PWS) use, (Driller of Record: TBD).

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

i. Sprint Montgomery County Landfill LP, for a proposed amendment to OP-16072502, increase of 0.12 mg annually, 17851 Hwy 105 East, Conroe, Commercial use;
ii. Slater McEachern, for a proposed well to be drilled at 1500 Sleepy Hollow, Spring, not to exceed 0.025 mg annually, Commercial use, (Driller of Record: Ballard Water Well);
iii. Alfred Limani, for a proposed amendment to OP-06112002, increase of 0.15 mg for 2020 and 0.3 mg annually, 14860 Hwy 105 W. Montgomery, Commercial use;
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vi. Nerro Supply, LLC (White Oak Valley), for a proposed amendment to OP-20031901, increase of 0.5 mg annually, 3052 Leafy, Conroe, Public Supply (PWS) use;
vii. WGB RV Park on the Lake LLC, for a proposed amendment to OP-08030301, increase of 1 mg annually, 12351 FM 830, Willis, Public Supply and Irrigation use;
viii. Watercrest at Kingwood Phase II, LP, for a proposed amendment to OP-18021901, increase of 0.065 mg for 2020 and 0.442 mg annually, 24129 Windford Sq. Dr., Kingwood, Irrigation use;
ix. IMT Woodland Meadows, for a proposed operating permit for existing well not permitted with the District not to exceed 3.7 mg annually, 25225 Budde Rd, Spring, Irrigation use; and
x. City of Conroe, for a proposed amendment to OP02-0001, for a well to be drilled at 3200' SSW of intersection of SH105 and S. Pine Lake Rd., Lat. 30/21/50 Long 95/38/18, Conroe, in aggregate with a permitted allocation of 3100.00 mg, Public Supply (PWS) use, (Driller of Record: TBD).

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, MARCH 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) February 9, 2021, Public Hearing on Permit Applications
   b) February 9, 2021, Regular Board of Directors Meeting

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

8. Discuss, consider, and take action as necessary on board committees and appointment of committee chairs – Harry Hardman

9. Discuss, consider, and take action as necessary on a consulting services agreement with a strategic communications firm and discuss, consider, and take action as necessary on an amendment to the 2021 Operating and Capital Outlay Budget – Harry Hardman and Jim Spigener

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

11. 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.

12. 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.

13. 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

14. 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.

15. New Business.

16. 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 March 5, 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