7

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

To be held on Tuesday, April 13, 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, APRIL 13, 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 5:45 P.M.)

DOC # 21-0534
04/08/2021 04:49PM
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. Quadvest, LP. (Caddo Village), for a proposed amendment to OP-05060601, increase of 6 mg for 2020 and annually, 8958 E Buffalo Circle, Willis, Public Supply (PWS) use;
   ii. Quadvest, LP. (Indigo Lakes), for a proposed amendment to OP03-0024, increase of 2.7 mg for 2020 and 7 mg annually, 20615 Sapphire Cir., Magnolia, Public Supply (PWS) use;
   iii. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 9 mg for 2020 and annually, 900 ft north of Karen Switch Rd. and 400 ft east of the railroad tracks, Magnolia, Lat. 30/15/34, Long. -95/42/16, Public Supply (PWS) use;
   iv. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901, increase of 9 mg for 2020 and annually, 12407 Marshall Dr., Magnolia, Public Supply (PWS) use;
   v. Quadvest, LP. 1 (Sendera Ranch), for a proposed amendment to OP-07061903, increase of 2.5 mg for 2020 and 6.5 mg annually, 6418 Ranch Park, Magnolia, Public Supply (PWS) use;
   vi. Montgomery County MUD #24, for a proposed amendment to OP03-0072, increase of 5 mg for 2020 and annually, 12106 Lake Houston Pkwy., Porter, Public Supply

(PWS) use;

vii. Montgomery County MUD #89 (Also MUD 88), for a proposed amendment to OP03-0043, increase of 75 mg for 2020 and annually, 29722 1/2 Legends Ridge Dr. #1, Spring, Public Supply (PWS) use;

viii. Montgomery County MUD #99, for a proposed amendment to OP-05030702, increase of 111.679 mg for 2020 and annually, 31955 Aldine Westfield, Spring, Public Supply (PWS) use;

ix. Montgomery County MUD #112, for a proposed amendment to OP-06080402, increase of 33.85 mg for 2020 and annually, 110 Autumn Forest, Conroe, Public Supply (PWS) use;

x. Rayford Road MUD, for a proposed amendment to OP-05101901, increase of 105.072 mg for 2020 and annually, 2502 Hidden Park Lane, Conroe, Public Supply (PWS) use;

xi. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056, increase of 10.5 mg for 2020 and annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) use;

xii. WMC Steel, LLC, for a proposed amendment to OP-19072404, increase of 2.9 mg for 2020 and annually, 18490 Main St., Conroe, Industrial use;

xiii. Montgomery County MUD #139, for a proposed amendment to OP13122602, increase of 8 mg for 2020 and annually, 14233 Old Conroe Rd., Conroe, Public Supply (PWS) use;

xiv. Gerardo Calderon, for a proposed well to be drilled at 21986 FM 1314, Porter, not to exceed 3.78 mg in 2021 and 5.04 mg annually, Commercial use, (Driller of record: Maral Drilling);

xv. C & R Water Supply Inc (Rogers Road WS), for a proposed amendment to OP-07081008, for a new well to be drilled adjacent to 13846 Coaltown Rd. Willis, Lat. 30/26/37, Long. 95/29/7, in aggregate to OP-07081008, with a permitted amount of 5.514 mg annually, Public Supply (PWS) use, (Driller of record: B&R Water Well and Septic Services);

xvi. Alejandra & Jose Garcia, for a proposed well to be drilled at 11152 Meador Rd, Conroe, not to exceed 0.45 mg for 2021 and 0.6 mg annually thereafter, Public Supply (PWS) use, (Driller of record: Ballard Water Well Co LLC);

xvii. Felix Carrillo, for a proposed well to be drilled at 17732 FM 1485 Rd, New Caney, not to exceed 0.1 mg for 2021 and 0.15 mg annually thereafter, Irrigation use, (Driller of record: Ballard Water Well Co LLC);

xviii. Dos Aguas Water System, for a proposed well to be drilled approx 6.5 miles NE of Willis, between FM 1097, Tanyard Road and McCrorey Road, Lat. 30/28/43, Long. 95/23/24, Willis, not to exceed 13.3 mg for 2021 and 32 mg annually, Public Supply (PWS) use, (Driller of record: McPike Water Wells);

xix. Montgomery County MUD #164, for a proposed amendment to OP-19012902, increase of 1 mg for 2020 and 33.5 mg annually, Approx. 4,500 ft west of the intersection of FM 3083 and FM 1485 and approx. 200 feet south of FM 3083, Conroe, (Lat. 30/14/24, Long. -95/18/53), Public Supply (PWS) and Irrigation use;

xx. Northside IA Investments LLC, for a proposed amendment to OP-08052101, increase of 0.358 mg annually, 31007 FM 2978, Magnolia, Commercial use;

xxi. Southern Star Concrete, for a proposed amendment to OP-09021102, well to be drilled at 16801 Jetoma Rd, Conroe, in aggregate with a permitted amount of 9.9 mg annually, Industrial use, (Driller of record: Davison Water Well); and

xxii. Domestic Water Company, for a proposed amendment to OP-08022201, for a well to be drilled at 10380 Royal Magnolia Dr., Conroe, in aggregate to OP-08022201, with a permitted amount of 17.8563 mg annually, Public Supply (PWS) use, (Driller of record: Holly Water Wells).

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

i. Quadvest, LP. (Caddo Village), for a proposed amendment to OP-05060601, increase of 6 mg for 2020 and annually, 8958 E Buffalo Circle, Willis, Public Supply (PWS) use;
ii. Quadvest, LP. (Indigo Lakes), for a proposed amendment to OP03-0024, increase of 2.7 mg for 2020 and 7 mg annually, 20615 Sapphire Cir., Magnolia, Public Supply (PWS) use;
iii. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 9 mg for 2020 and annually, 900 ft north of Karen Switch Rd. and 400 ft east of the railroad tracks, Magnolia, Lat. 30/15/34, Long. -95/42/16, Public Supply (PWS) use;
iv. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901, increase of 9 mg for 2020 and annually, 12407 Marshall Dr., Magnolia, Public Supply (PWS) use;
v. Quadvest, LP. 1 (Sendera Ranch), for a proposed amendment to OP-07061903, increase of 2.5 mg for 2020 and 6.5 mg annually, 6418 Ranch Park, Magnolia, Public Supply (PWS) use;
vi. Montgomery County MUD #24, for a proposed amendment to OP03-0072, increase of 5 mg for 2020 and annually, 12106 Lake Houston Pkwy., Porter, Public Supply (PWS) use;
vii. Montgomery County MUD #89 (Also MUD 88), for a proposed amendment to OP03-0043, increase of 75 mg for 2020 and annually, 29722 1/2 Legends Ridge Dr. #1, Spring, Public Supply (PWS) use;
viii. Montgomery County MUD #99, for a proposed amendment to OP-05030702, increase of 111.679 mg for 2020 and annually, 31955 Aldine Westfield, Spring, Public Supply (PWS) use;
ix. Montgomery County MUD #112, for a proposed amendment to OP-06080402, increase of 33.85 mg for 2020 and annually, 110 Autumn Forest, Conroe, Public Supply (PWS) use;
x. Rayford Road MUD, for a proposed amendment to OP-05101901, increase of 105.072 mg for 2020 and annually, 2502 Hidden Park Lane, Conroe, Public Supply (PWS) use;
xi. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056, increase of 10.5 mg for 2020 and annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) use;
xii. WMC Steel, LLC, for a proposed amendment to OP-19072404, increase of 2.9 mg for 2020 and annually, 18490 Main St., Conroe, Industrial use;
xiii. Montgomery County MUD #139, for a proposed amendment to OP13122602, increase of 8 mg for 2020 and annually, 14233 Old Conroe Rd., Conroe, Public Supply (PWS) use;
xiv. Gerardo Calderon, for a proposed well to be drilled at 21986 FM 1314, Porter, not to

exceed 3.78 mg in 2021 and 5.04 mg annually, Commercial use, (Driller of record: Maral Drilling);

xv. C & R Water Supply Inc (Rogers Road WS), for a proposed amendment to OP-07081008, for a new well to be drilled adjacent to 13846 Coaltown Rd. Willis, Lat. 30/26/37, Long. 95/29/7, in aggregate to OP-07081008, with a permitted amount of 5.514 mg annually, Public Supply (PWS) use, (Driller of record: B&R Water Well and Septic Services);

xvi. Alejandra & Jose Garcia, for a proposed well to be drilled at 11152 Meador Rd, Conroe, not to exceed 0.45 mg for 2021 and 0.6 mg annually thereafter, Public Supply (PWS) use, (Driller of record: Ballard Water Well Co LLC);

xvii. Felix Carrillo, for a proposed well to be drilled at 17732 FM 1485 Rd, New Caney, not to exceed 0.1 mg for 2021 and 0.15 mg annually thereafter, Irrigation use, (Driller of record: Ballard Water Well Co LLC);

xviii. Dos Aguas Water System, for a proposed well to be drilled approx 6.5 miles NE of Willis, between FM 1097, Tanyard Road and McCrorey Road, Lat. 30/28/43, Long. 95/23/24, Willis, not to exceed 13.3 mg for 2021 and 32 mg annually, Public Supply (PWS) use, (Driller of record: McPike Water Wells);

xix. Montgomery County MUD #164, for a proposed amendment to OP-19012902, increase of 1 mg for 2020 and 33.5 mg annually, Approx. 4,500 ft west of the intersection of FM 3083 and FM 1485 and approx. 200 feet south of FM 3083, Conroe, (Lat. 30/14/24, Long. -95/18/53), Public Supply (PWS) and Irrigation use;

xx. Northside IA Investments LLC, for a proposed amendment to OP-08052101, increase of 0.358 mg annually, 31007 FM 2978, Magnolia, Commercial use;

xxi. Southern Star Concrete, for a proposed amendment to OP-09021102, well to be drilled at 16801 Jetoma Rd, Conroe, in aggregate with a permitted amount of 9.9 mg annually, Industrial use, (Driller of record: Davison Water Well); and

xxii. Domestic Water Company, for a proposed amendment to OP-08022201, for a new well to be drilled at 10380 Royal Magnolia Dr., Conroe, in aggregate to OP-08022201, with a permitted amount of 17.8563 mg annually, Public Supply (PWS) use, (Driller of record: Holly Water Wells).

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, APRIL 13, 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) March 9, 2021, Public Hearing on Permit Applications
   b) March 9, 2021, Regular Board of Directors Meeting

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

   a) Review of 1st Quarterly Investment Report 2021

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

9. Receive information from District's technical consultants regarding subsidence stu 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.

10. 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.

11. 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

12. 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.

13. New Business.

14. 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 April 9, 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