DOC# 22-0044
POSTED
01/07/2022 01:38PM
Shelby Curry
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

To be held on Tuesday, January 11, 2022
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 11, 2022, AT 5:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 4:45 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 §551.074 (personnel matters—performance review of General Manager); and 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 14, 2021, Hearing on Permits Minutes
   b) December 14, 2021, Regular Board of Directors Meeting

7. Committee Reports:

   A. Budget & Finance Committee – Jim Spigener, 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 2021 – Samantha Stried Reiter
      3) Review of 4th Quarterly Investment Report 2021.

   B. Communications Committee – Harry Hardman, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting

   C. DFC & Technical Committee – Stuart Traylor, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting
      2) Discuss, consider, and take action as necessary concerning approval of joint-funding agreement with USGS for the period of 01.01.22 through 12.31.22 – Samantha Stried Reiter

   D. Legislative Committee – Harry Hardman, 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 legislative matters pertaining to Lone Star GCD

   E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting

8. Discuss, consider, and take action as necessary on annual professional services review – Samantha Stried Reiter

9. Discussion, consideration, and action as necessary regarding the resignation of Director Jon Paul Bouchè as a director.

10. 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).

11. 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.

12. 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

13. 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.

14. New Business.

15. 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.

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 PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, JANUARY 11, 2022, AT 6:00 P.M.

Held In Person with the option for Public Comment Remotely by Publicly Accessible Videoconference (The videoconference opens at 4:45 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. Quadvest, LP. (Decker Farms), for a proposed well to be drilled at 25200 Baker Cemetery Rd, Magnolia, not to exceed 15 mg annually to begin in 2022, Public Supply (PWS) use; (Driller of record: TBD);
   ii. Montgomery County MUD #139, for a proposed amendment to OP-13122602, increase of 125 mg annually, 14233 Old Conroe Rd, Conroe, Public Supply (PWS) use, (Driller of record: TBD);
   iii. Pelham Holdings, for a proposed well to be drilled at 12650 FM 830, Willis, not to exceed 0.4 mg annually, Commercial use;
   iv. Freedom Isn't Free Properties, for a proposed well to be drilled at 18436 FM 1314, Conroe, not to exceed 0.05 mg annually, Commercial use, (Driller of record: Scott Drilling).
   v. Lake Conroe Hills MUD, for a proposed operating permit not to exceed 3.938 mg annually, in aggregate to HUP112, 12500 Ridgecrest, Willis, Public Supply (PWS) use;
   vi. Rio Verde Mobile Home Services, for a proposed amendment to OP-20022102, increase of 0.02 mg annually, 16820 Pickering Rd., Conroe, Commercial use;
   vii. Kingwood 360 Storage LLC A Delaware Limited Liability Company, for a proposed amendment to OP-16051701, increase of 0.005 mg annually, 1964 J NorthPark Dr., Kingwood, Commercial use;
   viii. Charles E Webb Family Partnership, for a proposed amendment to OP-17022401, increase of 0.03 mg annually, 11449 FM 2432, Willis, Commercial use; and
   ix. Big Diamond (FM 1097), for a proposed amendment to OP-13012402, increase of 0.5 mg annually, 12325 FM 1097, Willis, Public Supply use.

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

i. Quadvest, LP. (Decker Farms), for a proposed well to be drilled at 25200 Baker Cemetery Rd, Magnolia, not to exceed 15 mg annually to begin in 2022, Public Supply (PWS) use; (Driller of record: TBD);
ii. Montgomery County MUD #139, for a proposed amendment to OP-13122602, increase of 125 mg annually, 14233 Old Conroe Rd, Conroe, Public Supply (PWS) use, (Driller of record: TBD);
iii. Pelham Holdings, for a proposed well to be drilled at 12650 FM 830, Willis, not to exceed 0.4 mg annually, Commercial use;
iv. Freedom Isn't Free Properties, for a proposed well to be drilled at 18436 FM 1314, Conroe, not to exceed 0.05 mg annually, Commercial use, (Driller of record: Scott Drilling).
v. Lake Conroe Hills MUD, for a proposed operating permit not to exceed 3.938 mg annually, in aggregate to HUP112, 12500 Ridgecrest, Willis, Public Supply (PWS) use;
vi. Rio Verde Mobile Home Services, for a proposed amendment to OP-20022102, increase of 0.02 mg annually, 16820 Pickering Rd., Conroe, Commercial use;
vii. Kingwood 360 Storage LLC A Delaware Limited Liability Company, for a proposed amendment to OP-16051701, increase of 0.005 mg annually, 1964 J NorthPark Dr., Kingwood, Commercial use;
viii. Charles E Webb Family Partnership, for a proposed amendment to OP-17022401, increase of 0.03 mg annually, 11449 FM 2432, Willis, Commercial use; and
ix. Big Diamond (FM 1097), for a proposed amendment to OP-13012402, increase of 0.5 mg annually, 12325 FM 1097, Willis, Public Supply 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.

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 7, 2022, 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