DOC# 22-2180
POSTED
11/10/2022 03:34PM
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, November 15, 2022
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, NOVEMBER 15, 2022, 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.)

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 the General Manager's Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:

   i. T & W Water Services (Rose Hill Estates) dba Blue Topaz Utilities, a proposed amendment to OP-21041202 well to be re-equip, 9544 Moss Rose Ln, Willis, Public Supply (PWS) use, (Driller of record: Johnston Water Well);
   ii. City of Magnolia, for a proposed amendment to OP-04041601, well to be drilled at 743 1/2 Kelly Rd, Magnolia, increase of 125 mg annually, Public Supply (PWS) and commercial use, hydrogeological report submitted with application, (Driller of record: TBD);
   iii. SVEA Magnolia III, for a proposed well to be drilled at 37307 Diamond Oaks Dr, Magnolia, not to exceed 2.3 mg annually, Irrigation use, (Driller of record: Bussell & Sons, LLC);
   iv. Residence RV, for a proposed amendment to OP-1002059, increase of 5 mg annually, 13640 FM 1314, Conroe, Public Supply and Irrigation use;
   v. Jimmy Roberts, for a proposed well to be drilled at 1239 Pruitt Rd, Spring, not to exceed 0.09 mg annually, Commercial use, (Driller of record: Hildebrandt Drilling LLC);
   vi. Floyd Woodson Jr, for a proposed amendment to OP-11011801, increase of 0.2 mg annually, 11607 Clark Ln, Conroe, Commercial & Public Supply use;
   vii. Bouncing Light Educational Group, LLC, for a proposed well to be drilled at 14217 Horseshoe Bend, Conroe, not to exceed 0.5 mg annually, Commercial use, (Driller of record: TBD);

viii. Global Oceanic Designs, Inc., for a proposed amendment to OP-10052501, well to be drilled at 12108 Cude Cemetery Rd, Willis, with a permitted allocation of 2 mg annually, Commercial use, (Driller of record: B&R Water Well Drilling);

ix. Houston Monterrey Door LLC, for a proposed amendment to OP-18051402, increase of 0.05 mg annually, 11253 FM 242, Conroe, Commercial use;

x. Charles E Webb Family Partnership, for a proposed amendment to OP-17022401, increase of 0.5 mg annually, 11449 FM 2432, Willis, Commercial use;

xi. ES Water Utility Consolidators, Inc., for a proposed amendment to OP03-0066F, increase of 3 mg annually, 3896 Highline Oaks, Conroe, Public Supply (PWS) use;

xii. Loving Care Personal Care Home & Services, for a proposed operating permit for 1 existing well not permitted 13516 Rose Rd, Willis, not to exceed 0.5604 mg annually, Commercial use;

xiii. Eagle Sand and Gravel, for a proposed amendment to OP-14102301, increase of 0.1 mg annually, 13912 I45 South, Conroe, Commercial use;

xiv. High Meadow Estates POA, for a proposed amendment to OP-16041501, well to be drilled at High Meadow Estates Lot 1 Block 1 Section 1, at High Meadow Estates Lot 1 Block 1 Section 1, Montgomery, (Lat. 30/16/52 Long. -95/42/50), increase of 1.755 mg annually, Irrigation use (Driller of record: Hurst Water Wells).

xv. Mena Francois (Moorehead Rd), for a proposed amendment to OP-10080202, increase of 0.605020 mg annually, 13209 Moorehead Rd, Conroe, Public Supply (PWS) use;

xvi. Weisinger Incorporated (DR Horton Supply well), for a proposed well to be drilled at Approx. 200 ft SW of the intersection of Lonesome Pine St. and Walnut Creek Rd, Magnolia, (Lat. 30/6/39 Long. 95/43/36), not to exceed 5 mg annually, Industrial use, (Driller of record: Weisinger Incorporated);

xvii. Dobbin-Plantersville WSC, for a proposed amendment to OP-04031001, 1 well to be drilled at 1000' NW from intersection of Jackson Rd and Warwick Glen Drive, (Lat. 30/17/22 Long. 95/43/13) and to re-equip Well Reg. 2021041301, to increase GPM and HP, 7155 Morning Brook Dr, Montgomery, with a permitted allocation of 134.7 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: TBD);

xviii. East Montgomery County MUD 4, for a proposed amendment to OP03-0044, increase of 40 mg annually, 23412 Hwy 242, New Caney, Public Supply (PWS) use;

xix. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 26.39 mg annually, 900' north of Karen Switch Rd and 400' east of the railroad tracks Magnolia, (Lat. 30/15/24 Long. 95/42/16), Public Supply (PWS) use; and

xx. Quadvest, LP. (Colony at Pinehurst), for a proposed well to be drilled at 1600 feet SW of intersection of Lonestar Ln and FM 1774, Pinehurst, (Lat. 30/10/12 Long. 95/41/26), not to exceed 5 mg annually, Public Supply (PWS) use, (Driller of record: Johnstons Water Well LLC).

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

i. T & W Water Services (Rose Hill Estates) dba Blue Topaz Utilities, a proposed amendment to OP-21041202 well to be re-equip, 9544 Moss Rose Ln, Willis, Public Supply (PWS) use, (Driller of record: Johnston Water Well);

ii. City of Magnolia, for a proposed amendment to OP-04041601, well to be drilled at 743 1/2 Kelly Rd, Magnolia, increase of 125 mg annually, Public Supply (PWS) and commercial use, hydrogeological report submitted with application, (Driller of record: TBD);

iii. SVEA Magnolia III, for a proposed well to be drilled at 37307 Diamond Oaks Dr, Magnolia, not to exceed 2.3 mg annually, Irrigation use, (Driller of record: Bussell & Sons, LLC);

iv. Residence RV, for a proposed amendment to OP-1002059, increase of 5 mg annually, 13640 FM 1314, Conroe, Public Supply and Irrigation use;

v. Jimmy Roberts, for a proposed well to be drilled at 1239 Pruitt Rd, Spring, not to exceed 0.09 mg annually, Commercial use, (Driller of record: Hildebrandt Drilling LLC);

vi. Floyd Woodson Jr, for a proposed amendment to OP-11011801, increase of 0.2 mg annually, 11607 Clark Ln, Conroe, Commercial & Public Supply use;

vii. Bouncing Light Educational Group, LLC, for a proposed well to be drilled at 14217 Horseshoe Bend, Conroe, not to exceed 0.5 mg annually, Commercial use, (Driller of record: TBD);

viii. Global Oceanic Designs, Inc., for a proposed amendment to OP-10052501, well to be drilled at 12108 Cude Cemetery Rd, Willis, with a permitted allocation of 2 mg annually, Commercial use, (Driller of record: B&R Water Well Drilling);

ix. Houston Monterrey Door LLC, for a proposed amendment to OP-18051402, increase of 0.05 mg annually, 11253 FM 242, Conroe, Commercial use;

x. Charles E Webb Family Partnership, for a proposed amendment to OP-17022401, increase of 0.5 mg annually, 11449 FM 2432, Willis, Commercial use;

xi. ES Water Utility Consolidators, Inc., for a proposed amendment to OP03-0066F, increase of 3 mg annually, 3896 Highline Oaks, Conroe, Public Supply (PWS) use;

xii. Loving Care Personal Care Home & Services, for a proposed operating permit for 1 existing well not permitted 13516 Rose Rd, Willis, not to exceed 0.5604 mg annually, Commercial use;

xiii. Eagle Sand and Gravel, for a proposed amendment to OP-14102301, increase of 0.1 mg annually, 13912 I45 South, Conroe, Commercial use;

xiv. High Meadow Estates POA, for a proposed amendment to OP-16041501, well to be drilled at High Meadow Estates Lot 1 Block 1 Section 1, at High Meadow Estates Lot 1 Block 1 Section 1, Montgomery, (Lat. 30/16/52 Long. -95/42/50), increase of 1.755 mg annually, Irrigation use (Driller of record: Hurst Water Wells).

xv. Mena Francois (Moorehead Rd), for a proposed amendment to OP-10080202, increase of 0.605020 mg annually, 13209 Moorehead Rd, Conroe, Public Supply (PWS) use;

xvi. Weisinger Incorporated (DR Horton Supply well), for a proposed well to be drilled at Approx. 200 ft SW of the intersection of Lonesome Pine St. and Walnut Creek Rd, Magnolia, (Lat. 30/6/39 Long. 95/43/36), not to exceed 5 mg annually, Industrial use, (Driller of record: Weisinger Incorporated);

xvii. Dobbin-Plantersville WSC, for a proposed amendment to OP-04031001, 1 well to be drilled at 1000' NW from intersection of Jackson Rd and Warwick Glen Drive, (Lat. 30/17/22 Long. 95/43/13) and to re-equip Well Reg. 2021041301, to increase GPM and HP, 7155 Morning Brook Dr, Montgomery, with a permitted allocation of 134.7 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: TBD);

xviii. East Montgomery County MUD 4, for a proposed amendment to OP03-0044, increase of 40 mg annually, 23412 Hwy 242, New Caney, Public Supply (PWS) use;

xix. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 26.39 mg annually, 900' north of Karen Switch Rd and 400' east of the railroad tracks Magnolia, (Lat. 30/15/24 Long. 95/42/16), Public Supply (PWS) use; and

xx. Quadvest, LP. (Colony at Pinehurst), for a proposed well to be drilled at 1600 feet SW of intersection of Lonestar Ln and FM 1774, Pinehurst, (Lat. 30/10/12 Long. 95/41/26), not to exceed 5 mg annually, Public Supply (PWS) use, (Driller of record: Johnstons Water Well LLC).

6. Discussions, consideration, and possible action to ratify applications previously

discussed and voted on during the Permit Hearing held on October 24, 2022, for Operating Permits by the below listed parties:

i. DR Horton Texas Ltd. (future MUD #199), for a proposed well to be drilled at 300 ft southeast of the intersection of Walnut Creek Rd and Lonesome Pine St., Magnolia, (Lat. 30/6/38 & Long. 95/43/35), not to exceed 10.962960 mg annually, Public Supply (PWS) and Irrigation use, (Driller of record: To be determined);
ii. Montgomery County MUD #157, for a proposed amendment to OP-18010501, increase of 69 mg annually, 17859 FM 1314, Conroe, Public Supply (PWS) and Irrigation use;
iii. Montgomery County MUD #144, for a proposed amendment to OP-20042701, increase of 20 mg annually, approximately 3,200 ft southeast from the intersection of Old Conroe Rd and Park Ave/Old Smith Rd., Conroe, (Lat. 30/14/50 & Long. 95/30/28), Public Supply (PWS) and Irrigation use;
iv. T & W Water Services (Rio Vista) dba Blue Topaz Utilities, for a proposed amendment to OP-08092301, increase of 15 mg annually, 17206 Pecos Dr., Splendor, Public Supply (PWS) use;
v. KDL Ventures, LLC, for a proposed amendment to OP-19102202, increase of 2 mg annually, 495 South Pine Lake Rd., Montgomery, Commercial use;
vi. Shadyside Land Company, LLC, for a proposed amendment to OP-22042904 well to be re-equip, 300 ft west and 360 ft north of the Spur 149 driveway entrance at FM 1488, Magnolia, Irrigation use, (Driller of record: Hildebrandt's Water Well);
vii. Brittany Cole, for a proposed amendment to OP-06112701, increase of 0.725 mg annually, 1965 Northpark, Kingwood, Commercial use;
viii. Mark Kaiser, for a proposed well to be drilled at 16803 Butera Rd, Magnolia, not to exceed 1 mg annually, Public Supply (PWS) use, (Driller of record: Ballard Water Well);
ix. City of Conroe, for a proposed amendment to OP02-0001, well to be drilled at 1050 Conroe Park West Drive, Conroe, in aggregate, with a permitted allocation of 3.1 bg, Public Supply (PWS) use, hydrogeological report submitted with application, (Driller of record: Weisinger Water Well, Inc); and
x. Carlos Ruiz, for a proposed amendment to OP-09122301, increase of 0.118 mg annually, 23464 FM 1314, Porter, Commercial use.

7. 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, NOVEMBER 15, 2022, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)

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 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) October 11, 2022, Public Hearing on DFCs
   b) October 11, 2022, Regular Board of Directors Meeting
   c) October 24, 2022, Public Hearing on Permit Applications

7. Election Matters – update and action as necessary:
   (*Asuntos Electorales – actualización y acción según sea necesario:*)

   a) Canvass November 8, 2022, Election of Board of Directors.
   (Lienzos 8 de noviembre de 2022, Elección del Consejo de Administración)

b) Take action as necessary approving execution of the Order Canvassing Returns and Declaring Results.
(Tomar medidas según sea necesario para aprobar la ejecución de las devoluciones de búsqueda de órdenes y declarar resultados)

8. 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 October 2022 – Samantha Stried Reiter

B. Communications Committee – Jim Spigener, 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

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

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

9. 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).

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; District 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; election matters, 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 November 10, 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