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Maraena Durrenberger
BRANDON STEINMANN, COUNTY
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, July 11, 2023
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, JULY 11, 2023, 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 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. (Mill Creek), for a proposed amendment to OP-19071801A-JSPR, for a purposed Jasper aquifer well to be drilled at 27660 N. Creek Dr., Magnolia, allocation of 85 mg for the Jasper annually, Public Supply (PWS) and Irrigation use, (Driller of record: Johnston Water Well);
   ii. San Jacinto River Authority, for a proposed amendment to OP03-0050Q-CHEV and OP03-0050Q-JSPR, increase of 112.5 mg for the Chicot/Evangeline and 637.5 mg in the Jasper annually, 7508 Gosling Rd, The Woodlands, hydrogeological report submitted with application, Public Supply (PWS) use;
   iii. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901H-JSPR, increase of 107.190841 mg in the Jasper annually, 12407 Marshall Dr., Magnolia, Public Supply (PWS) use;
   iv. Quadvest, LP. (McCall Sound), for a proposed amendment to OP-06042502E-CHEV, increase of 5.69817 mg in the Evangeline annually, 23903 McCall Sound Blvd, Magnolia, Public Supply (PWS) and Irrigation use;
   v. Montgomery County MUD #105, for a proposed amendment to OP-13092401E-CHEV, increase of 105 mg in the Evangeline annually, 4650 Riley Fuzzel Rd, Spring, Public Supply (PWS) and Commercial use;
   vi. Westwood North Water Supply, for a proposed amendment to OP-05110102F-CHEV, increase of 10 mg in the Evangeline annually, 406 Macintosh Dr., Magnolia, Public Supply (PWS) and Commercial use;
   vii. Iglesia De Dios Pentecostes "Palabra Viva", for a proposed amendment to OP-19042301-CHEV, increase of 0.05 mg annually, 15801 FM 3083, Conroe, Public Supply use;

viii. CLW, Inc, for a proposed amendment to OP-10021801-CHEV, increase of 0.2 mg annually, 14055 Cox St., Splendora, Industrial use;
ix. City of Conroe, for a proposed amendment to OP02-0001-JSPR, increase of 750 mg annually, 1000 McCaleb Rd., Conroe, Public Supply (PWS) use, hydrogeological report submitted with application; and
x. Arissa Properties Office/Warehouse Water System, for a proposed Evangeline aquifer well to be drilled at 7191/7193 Old Hwy 105 W, not to exceed 1.1 mg annually, Public Supply use, (Driller of record: Bussell and Sons, LLC).

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

   i. Quadvest, LP. (Mill Creek), for a proposed amendment to OP-19071801A-JSPR, for a purposed Jasper aquifer well to be drilled at 27660 N. Creek Dr., Magnolia, allocation of 85 mg for the Jasper annually, Public Supply (PWS) and Irrigation use, (Driller of record: Johnston Water Well);
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   iii. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901H-JSPR, increase of 107.190841 mg in the Jasper annually, 12407 Marshall Dr., Magnolia, Public Supply (PWS) use;
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   v. Montgomery County MUD #105, for a proposed amendment to OP-13092401E-CHEV, increase of 105 mg in the Evangeline annually, 4650 Riley Fuzzel Rd, Spring, Public Supply (PWS) and Commercial use;
   vi. Westwood North Water Supply, for a proposed amendment to OP-05110102F-CHEV, increase of 10 mg in the Evangeline annually, 406 Macintosh Dr., Magnolia, Public Supply (PWS) and Commercial use;
   vii. Iglesia De Dios Pentecostes "Palabra Viva", for a proposed amendment to OP-19042301-CHEV, increase of 0.05 mg annually, 15801 FM 3083, Conroe, Public Supply use;
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   x. Arissa Properties Office/Warehouse Water System, for a proposed Evangeline aquifer well to be drilled at 7191/7193 Old Hwy 105 W, not to exceed 1.1 mg annually, Public Supply use, (Driller of record: Bussell and Sons, LLC).

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 July 7, 2023, 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/ Kirstin H. Hein

Kirstin Hein, Permitting Director
Lone Star Groundwater Conservation District

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, JULY 11, 2023, 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, section § 551. 074 (personnel matters—general manager vacancy and other vacant staff positions) 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) June 13, 2023, Hearing on Permit and Permit Amendment Applications
   b) June 13, 2023, Regular Meeting

7. Committee Reports:

   A. Executive Committee – Jim Spigener, Chair
      1) Brief the Board on the Committee's activities since the last regular Board meeting.
      2) Discuss, consider and take action as necessary related to the appointment of the General Manager.

B. 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 June 2023 – Kirstin Hein
3) Review of 2nd Quarterly Investment Report – Kirstin Hein

C. External Affairs Committee – Jim Spigener, 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 communications and/or legislative matters pertaining to Lone Star GCD

D. DFC & Technical Committee – Stuart Traylor, Chair

1) Brief the Board on the Committee's activities since the last regular Board meeting

E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair

1) Brief the Board on the Committee's activities since the last regular Board meeting

8. Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding the same – Jim Spigener, Board President, and/or District's technical consultant(s).

9. Groundwater Management Area 14 – update the board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Jim Spigener, Board President 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.
   b) Discussion, consideration, and possible action to designate a district representative(s) for joint planning in management area.

10. Discussion and 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 2022 production report and/or fines associated with untimely submissions:

    a) Richard Gysler & Cailean McAlister (HUPAG1500026A)

11. Discussion and 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 remit 2023 water use fees and/or fines associated with untimely submissions:

a) Richard Gysler & Cailean McAlister (HUPAG1500026A)

12. Discussion and 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 overproduction of permitted allocation during the 2022 calendar year and/or fines associated with untimely submissions:

a) Aqua Texas (Black Oak) - OP-16092601
b) Aqua Texas (Carriage Hills) - HUP005A & OP-05111403D
c) Aqua Texas (Cimarron Country) - HUP006 & OP-05111401C
d) Aqua Texas (Clear Creek Forest) - HUP007 & OP-05072101F
e) Aqua Texas (Hidden Forest) - HUP204 & OP-06112802D
f) Aqua Texas (Indigo Ranch) - HUP014 & OP-05072102H
g) Aqua Texas (Lake Conroe Village) - HUP016 & OP-070926011
h) Aqua Texas (Lake Conroe & Tejas Creek) - HUP015 & OP03-0039C & OP-05092002
i) Aqua Texas (Lake Creek Forest) - HUP017 & OP-06092601F
j) Aqua Texas (Legends Ranch Estates) - OP03-0038G
k) Aqua Texas (Old Egypt) - HUP003
l) Aqua Texas (Walnut Springs) - HUP022A
m) Aqua Texas (West Lane) - OP-13032101
n) Aqua Texas (Wilshire Sub.) - HUP025 & OP-06122801A
o) Aqua Texas (Woodlands Pkwy) - OP-13082601
p) Berkshire Woodlands - OP-17012601
q) CC Woodlands LLC Player - HUP254 & OP-07052401D
r) City of Magnolia - HUP039 & OP-04041601D
s) City of Shenandoah - HUP043 & OP-04113002H
t) Crown Point Development - OP-11070802A
u) Crystal Springs Water (Chasewood) - HUP274 & OP-07121703
v) Crystal Springs Water (Ponderosa Pines) - OP-16092602B
w) Crystal Springs Water (Waukegan Way) - OP-18081501B
x) Crystal SpringsWater (White Oak Hills) - HUP273 & OP-07102603B
y) East Montgomery County MUD 12 - OP-19060701B
z) Far Hills Utility District (AWS Production Well) - AWS-15120101
aa) Fish Creek Storage Ltd - OP-14072102
bb) GBT Realty - OP-21092201
cc) Grangerland Rentals, LLC - OP-08051901B
dd) Jo Mark 1 Ltd. - OP-08121201
ee) Johnston Water Utility, LLC - HUP104 & OP-056201I
ff) Lake Conroe Hills - HUP112 & OP-21121401A
gg) Midway Water Utilities - OP-07100402B
hh) Montgomery County MUD #9 - AWS-13082203E
ii) Montgomery County MUD #83 - HUP146 & OP-04042802F
jj) Montgomery County MUD #94 - OP03-0027J
kk) Montgomery County MUD #96 - OP-13102401C
ll) Montgomery County MUD 105 - OP-13092401E
mm) Montgomery County MUD 137 - OP-14061701E
nn) Montgomery County MUD 164 - OP-19012902B
oo) Ann Nguyen - OP02-0002E
pp) P & S Properties, LLC (Sapphire lessee) - OP-19102801
qq) Pinehurst Decker Prairie - HUP171&OP-05110202C

rr) Ernan Puebla - OP-19122701
ss) Quadvest, LP (Benders Landing) - HUP180 & OP-04030801K
tt) Quadvest, LP (Indigo Lakes) - HUP181 & OP03-0024
uu) Quadvest, LP (McCall Sound) - OP-06042502E
vv) Quadvest, LP (Mill Creek) - OP-19071801A
ww) Quadvest, LP 1 (Mostyn Manor) - HUP282 & OP-070619011
xx) Quadvest, LP 1 (Sendera Ranch) - HUP280 & OP-07061903E
yy) SCI, Texas Funeral Services, Inc dba Forest Oark The Woodlands Funeral Home - OP-08032601C
zz) Splendora Pipe Services - OP-11100704B
aaa) T & W Water Services (Deer Run) - OP-07092807D
bbb) T & W Water Services (Falls of Wildwood) – HUP286 & OP-07092801B
ccc) T & W Water Services (Grand Harbor) – HUP291 & OP-07092802G
ddd) T & W Water Services (Harbor Side) – HUP288 & OP-07092803E
eee) T & W Water Services (Hidden Springs Ranch) - OP-07092809H
fff) T & W Water Services (Millers Crossing) – HUP287 & OP-07092804E
ggg) T & W Water Services (Old Mill Lake) – HUP285 & OP-07092805F
hhh) T & W Water Services (Thousand Oaks) – HUP283 & OP-070928061
iii) The Springs Events – OP-21082701
jjj) Undine Texas, LLC (Hazy Hallow) – HUP157C & OP-05061701C
kkk) Westwood North Water Supply – HUP242 & OP-05110102G
lll) White Oak Water Supply Corp – HUP244 & OP03-0056F
mmm) WMC Steel, LLC – OP-19072404A

13. District's Staff Report – The Permitting Director and Education and Outreach Conservation Coordinator 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. – Kirstin Hein and Justin Saenz

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, 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; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

15. New Business.

16. Adjourn.

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/s/ Kirstin H. Hein

Kirstin Hein, Permitting Director
Lone Star Groundwater Conservation District