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

To be held on Tuesday, July 12, 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, JULY 12, 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

DOC# 22-1247
POSTED
07/07/2022 11:25AM
Shelby Curry
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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. Regina Sandefer, for a proposed well to be drilled at 3602 California Ave., Cleveland, not to exceed 0.92 mg annually, Commercial use, (Driller of record: Ballard Water Well);

   ii. Ancestral Supplements HQ, for a proposed well to be drilled at 18688 FM 1097, Montgomery, not to exceed 0.32 mg annually, Commercial use, (Driller of record: Bussell & Sons, LLC);

   iii. New Caney Self Storage, LLC, for a proposed operating permit for 1 existing well not permitted, not to exceed 0.178510 mg annually, 18318 US 59, New Caney, Irrigation/Impoundment and Commercial use;

   iv. Gideon Water LLC (The Preserve Subdivision), for a proposed well to be drilled at 19556 Alford Rd, Magnolia, not to exceed 7.5 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);

   v. Shadyside Land Company, LLC, for a proposed amendment to OP-22042904, well to be drilled at 300 ft west and 360 ft north of the Spur 149 driveway entrance at FM 1488, (Lat. 30/13/27, Long. 95/40/52, Magnolia, in aggregate, with a permitted allocation of 11.130 mg annually, Irrigation use, (Driller of record: Hildebrandt Drilling LLC);

   vi. KSW Holdings, L.P. (Big Sky Barn), for a proposed amendment to OP-15090801, 13420

Forest Lane, Montgomery, increase of 0.4 mg annually, Public Supply (PWS) use;

vii. Indigo Lake Estates POA, for a proposed amendment to OP-07060501, well to be drilled at 1/4 mile on the right from entrance of Indigo Lake Estates on Indigo Lake Estates Drive, Magnolia, in aggregate with a permitted allocation of 9.9 mg annually, Irrigation use, (Driller of record: J&S Water Wells); and

viii. Quadvest, LP (Lake Windcrest), for a proposed amendment to OP03-0025, well to be drilled at 32710 Edgewater Drive, Magnolia, (Lat. 30/12/53, Long. 95/38/01), Magnolia, in aggregate with a permitted allocation of 286.955 mg annually, Public Supply (PWS), (Driller of record: Johnstons Water Well Drilling).

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

i. Regina Sandefer, for a proposed well to be drilled at 3602 California Ave., Cleveland, not to exceed 0.92 mg annually, Commercial use, (Driller of record: Ballard Water Well);

ii. Ancestral Supplements HQ, for a proposed well to be drilled at 18688 FM 1097, Montgomery, not to exceed 0.32 mg annually, Commercial use, (Driller of record: Bussell & Sons, LLC);

iii. New Caney Self Storage, LLC, for a proposed operating permit for 1 existing well not permitted, not to exceed 0.178510 mg annually, 18318 US 59, New Caney, Irrigation/Impoundment and Commercial use;

iv. Gideon Water LLC (The Preserve Subdivision), for a proposed well to be drilled at 19556 Alford Rd, Magnolia, not to exceed 7.5 mg annually, Public Supply (PWS) use, (Driller of record: To be determined);

v. Shadyside Land Company, LLC, for a proposed amendment to OP-22042904, well to be drilled at 300 ft west and 360 ft north of the Spur 149 driveway entrance at FM 1488, (Lat. 30/13/27, Long. 95/40/52, Magnolia, in aggregate, with a permitted allocation of 11.130 mg annually, Irrigation use, (Driller of record: Hildebrandt Drilling LLC);

vi. KSW Holdings, L.P. (Big Sky Barn), for a proposed amendment to OP-15090801, 13420 Forest Lane, Montgomery, increase of 0.4 mg annually, Public Supply (PWS) use;

vii. Indigo Lake Estates POA, for a proposed amendment to OP-07060501, well to be drilled at 1/4 mile on the right from entrance of Indigo Lake Estates on Indigo Lake Estates Drive, Magnolia, in aggregate with a permitted allocation of 9.9 mg annually, Irrigation use, (Driller of record: J&S Water Wells); and

viii. Quadvest, LP (Lake Windcrest), for a proposed amendment to OP03-0025, well to be drilled at 32710 Edgewater Drive, Magnolia, (Lat. 30/12/53, Long. 95/38/01), Magnolia, in aggregate with a permitted allocation of 286.955 mg annually, Public Supply (PWS), (Driller of record: Johnstons Water Well Drilling).

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, JULY 12, 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 vacancies on board and election of officers.

7. Designate directors for committees and appoint committee chairs—President

8. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:

   a) June 8, 2022, Public Hearing on Permit Applications
   b) June 8, 2022, Rulemaking Hearing
   c) June 8, 2022, Regular Board of Directors Meeting

9. Committee Reports:

A. Budget & Finance Committee –
   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 2022 – Samantha Stried Reiter
   3) Review of 2nd Quarterly Investment Report 2022
   4) Discussion, consideration and possible action regarding outstanding debt collection write off – Samantha Stried Reiter
   5) Discussion, consideration and possible action regarding Resolution #22-004 Reviewing and Approving Investment Policy and Investment Strategies – Samantha Stried Reiter

B. Communications Committee – Samantha Stried Reiter
   1) Brief the Board on the Committee's activities since the last regular Board meeting

C. DFC & Technical Committee –
   1) Brief the Board on the Committee's activities since the last regular Board meeting

D. Legislative Committee – Stacey V. Reese
   1) Brief the Board on the Committee's activities since the last regular Board meeting

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

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).

    a. Discussion, consideration, and possible action to approve Subsidence Study Phase 3 Scope of Work

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; 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.

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.

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, 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