NOTICE OF HEARINGS AND MEETING
OF THE BOARD OF DIRECTORS OF THE
LONE STAR GROUNDWATER CONSERVATION DISTRICT
To be held on Tuesday, December 8, 2020
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

SPECIAL MEETING OF BOARD OF DIRECTORS OF
THE LONE STAR GROUNDWATER CONSERVATION DISTRICT

TUESDAY, DECEMBER 8, 2020, AT 5:30 P.M.

Held In Person and/or Remotely via a
Publicly Accessible Webinar/Telephone Conference Call
(The webinar & conference call line open at 5:15 P.M.)

AGENDA

1. Execution of Statement of Elected Officer forms – Newly Elected Directors

2. Administer Oaths of Office and execution of Oath of Office forms – Honorable Kristin Bays, 284th District Court

    a) Place 1 – Stuart Traylor
    b) Place 5 – Jim Spigener
    c) Place 6 – Harry Hardman

3. Call to Order and Declare Meeting Open to the Public

4. Roll Call

5. Prayer

6. Discuss, consider, and take action as necessary concerning election of officers or scheduling meeting to elect officers

7. Adjourn Special Board Meeting

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. At any time during the above meeting 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); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during an open meeting.

Public meetings of the Lone Star GCD 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.

Certification

I, the undersigned authority, do hereby certify that on December 3, 2020, 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

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, DECEMBER 8, 2020, 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 5:15 P.M.)

1. Call to Order and Declare Hearing Open to the Public

2. Roll Call

3. 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. City of Conroe, for a proposed amendment to OP02-0001, increase of 500 mg annually, 2915 Beasley Rd, Conroe, Public Supply (PWS) use;
   ii. Montgomery County MUD #157, for a proposed amendment to OP-18010501, increase of 35.875 mg for 2020 and 50.875 mg annually, 17859 FM 1314, Conroe, Public Supply (PWS) and Irrigation use;
   iii. Montgomery County MUD #8, for a proposed amendment to OP-05112102, increase of 99.6 mg annually, 3426 Fitzgerald, Montgomery, Public Supply (PWS) and Irrigation use;
   iv. T & W Water Services (Deer Pines), for a proposed amendment to OP-19031901, increase of 2 mg for 2020 and 12.2 mg annually, 0.86 miles south east of intersection of Adcock Acres Dr. and S. Williams Rd., (Lat. 30/22/29 Long. 95/18/5), City of Cut & Shoot, Public Supply (PWS) use;
   v. T & W Water Services (Grand Harbor/Gemstone), for a proposed amendment to OP-07092802, increase of 25 mg annually, 18984 Ocean Mist Ct., Montgomery, Public Supply (PWS) use;
   vi. T & W Water Services (Harbor Side), for a proposed amendment to OP-07092803, increase of 10 mg annually, 18824 Harborside Blvd., Montgomery, Public Supply (PWS) use;

   vii. T & W Water Services (Hidden Springs Ranch), for a proposed amendment to OP-07092809, increase of 11 mg annually, 36 Hidden Springs Ranch Rd., Willis, Public Supply (PWS) use;
   viii. T & W Water Services (Rio Vista), for a proposed amendment to OP-08092301, increase of 6 mg annually, 17206 Pecos Rd., Splendora, Public Supply (PWS) use;
   ix. T & W Water Services (Riverwalk), for a proposed amendment to OP03-0012, increase of 20 mg for 2020 and 30 mg annually, 22913 Amur, Porter, Public Supply (PWS) use;
   x. T & W Water Services (Thousand Oaks), for a proposed amendment to OP-

07092806, increase of 7 mg annually, 33301 Acorn Ct., Magnolia, Public Supply (PWS) use;

xi. Nazu Enterprises Inc (dba Big Bears Express), for a proposed amendment to OP-08120201, increase of 0.2 mg for 2020 and 0.4 mg annually, 12147 FM 830, Willis, Commercial use;

xii. HY Properties, for a proposed amendment to OP-1908051, increase of 0.6 mg annually, 17800 Old Danville Rd., Willis, Commercial use;

xiii. C & R Water Supply Inc (Emerson Estates), for a proposed amendment to OP03-0030, 1 well to be drilled at 200' south of Tremont Dr and 200' west of Steeple Run Dr., Lat. 30/20/44 Long. 95/18/37, Conroe, no additional allocation requested, Public Supply (PWS) use, (Driller of record: C. Miller Drilling);

xiv. Madeley & Faith Holdings LLC, for a proposed well to be drilled at 12578 FM 1097, Willis, not to exceed 0.03 mg for 2020 and 0.5 mg annually, Commercial and Irrigation use;

xv. Rafael Chavez Monzon, for a proposed amendment to OP-16031701, increase of 0.6 mg annually, 26427 Peden Rd., Magnolia, Irrigation use;

xvi. Montgomery County WC & ID #1, for a proposed amendment to OP-05041201, 25611 Spreading Oaks, Spring, increase of 40 mg annually, Public Supply (PWS) and Commercial use;

xvii. Huntsman Petrochemical Corp., for a proposed well to be drilled at 5451 Jefferson Chemical Rd., Conroe, not to exceed 0 mg annually, Industrial use (Driller of record: Weisinger Incorporated);

xviii. Aqua Marine Pools of Houston, for a proposed well to be drilled at 13600 Exxon Rd, Conroe, not to exceed 0.005 mg for 2020 and 0.075 mg for 2021 and annually thereafter, Commercial use (Driller of record: Ballard Water Well); and

xix. East Montgomery County MUD #5, for a proposed amendment to OP-14061303, increase of 35.836 mg for 2020 and 152 mg for 2021 and annually thereafter, 605 Roman Forest Blvd, New Caney, Public Supply (PWS) use.

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

i. City of Conroe, for a proposed amendment to OP02-0001, increase of 500 mg annually, 2915 Beasley Rd, Conroe, Public Supply (PWS) use;

ii. Montgomery County MUD #157, for a proposed amendment to OP-18010501, increase of 35.875 mg for 2020 and 50.875 mg annually, 17859 FM 1314, Conroe, Public Supply (PWS) and Irrigation use;

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xix. East Montgomery County MUD #5, for a proposed amendment to OP-14061303, increase of 35.836 mg for 2020 and 152 mg for 2021 and annually thereafter, 605 Roman Forest Blvd, New Caney, Public Supply (PWS) use.

5. 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, DECEMBER 8, 2020, 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 5:15 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, §551.074 (personnel matters—annual review of General Manager); §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) November 10, 2020, Public Hearing on Permit Applications
   b) November 10, 2020, Regular Board of Directors Meeting
   c) November 17, 2020, Special Meeting to Canvass Results of General Election

7. Presentation of unaudited financials for the month of November 2020 – Samantha Stried Reiter

8. Discuss, consider and take action as necessary concerning compensation and/or responsibilities of the General Manager – Harry Hardman

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

10. Discuss, consider, and take action as necessary concerning approval of joint-funding agreement with USGS for the period of 01.01.21 through 12.31.21 – Samantha Stried Reiter

11. Discuss, consider, and take action as necessary on Resolution #20-010 Authorizing Extension of 2020 Permits – Samantha Stried Reiter and/or Stacey V. Reese

12. Discuss, consider and take action as necessary regarding Neches and Trinity Valleys Groundwater Conservation District's request to the Texas Alliance of Groundwater Districts to file an amicus brief in Cause No. 19-0976, styled *Mountain Pure TX, LLC v. Neches and Trinity Valleys Groundwater Conservation District,* pending before the Texas Supreme Court.

13. 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 2 Scope of Work.

14. 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

    a) Discussion, consideration, and possible action on any items related to Lone Star GCD's proposal(s) to and/or participation in GMA 14.

15. Discussion of 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 2020 water use fees and/or fines associated with timely submissions:

    1) CWE Utilities – HUP057A / OP03-0015C
    2) CWE Utilities (Garden West) – OP-14081801

16. 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

17. 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.

18. New Business.

19. Adjourn.

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Certification

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/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District