



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

*To be held on Tuesday, February 13, 2024
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, FEBRUARY 13, 2024, 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:
 - a. Black Eye Properties, LLC, for a proposed well to be drilled in the Jasper aquifer at 9898 Calvary Rd, Willis, not to exceed 0.75 mg annually, Public Supply use;
 - b. Oil & Mud Innovative Technologies, Inc., for a proposed amendment to OP-10080201-CHEV, 13545 Exxon Rd., Conroe, increase of 0.35 mg annually, Public Supply (PWS) & Commercial use;
 - c. Areli Foundation, for a proposed Evangeline well to be drilled at 126 McCrorey Rd, Conroe, not to exceed 0.15 mg annually, Commercial use;
 - e. Angel Albiter, for a proposed operating permit for existing Chicot well not permitted with the District, not to exceed 0.15 mg annually, 18396 Hwy 105, Cleveland, Commercial use;
 - f. Roman Forest Property LLC (Fuel Maxx 96), for a proposed Evangeline well to be drilled at 3202 Roman Forest Blvd., New Caney, not to exceed 0.75 mg annually, Commercial use;
 - g. JPCT Investments, LLC, for a proposed Jasper well to be drilled at 16415 FM 3083 Rd, Conroe, not to exceed 107.290581 mg annually, Public Supply (PWS) and Commercial use;
 - h. Aqua Texas, Inc. (Carriage Hills), for a proposed amendment to OP-05111403D-CHEV, increase of 20 mg annually, 1402 Lamesa Dr., Conroe, Public Supply (PWS) use;
 - i. Aqua Texas, Inc. (Lake Conroe Village), for a proposed amendment to OP-070926011-JSPR,



- increase of 18 mg annually, 11580 Hwy 105, Montgomery, Public Supply (PWS) use;
- j. Aqua Texas, Inc. (Lake Creek Forest), for a proposed amendment to OP-06092601F-CHEV, increase of 8 mg annually, 29 Creek Forest Lane, Conroe, Public Supply (PWS) use;
 - k. Aqua Texas, Inc. (Walnut Springs), for a proposed operating permit not to exceed 10 mg annually, 16502 Mockingbird, Magnolia, Public Supply (PWS) use;
 - l. Aqua Texas, Inc. (Lake Conroe Forest & Tejas Creek), for a proposed amendment to OP03-0039C, increase of 26.71 mg annually, Adobe Terrace Worth Street (Tejas Creek Water Plant), Montgomery, (Lat 30/21/20, Long 95/35/34), Public Supply (PWS) use; and
 - m. Greater Harris County 911 Emergency Network (Pleasant Valley Road), for a proposed well to be drilled in the Evangeline aquifer at 31919 Pleasant Valley Road, Magnolia, not to exceed 0.1 mg annually, Public Supply use.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
- a. Black Eye Properties, LLC, for a proposed well to be drilled in the Jasper aquifer at 9898 Calvary Rd, Willis, not to exceed 0.75 mg annually, Public Supply use;
 - b. Oil & Mud Innovative Technologies, Inc., for a proposed amendment to OP-10080201-CHEV, 13545 Exxon Rd., Conroe, increase of 0.35 mg annually, Public Supply (PWS) & Commercial use;
 - c. Areli Foundation, for a proposed Evangeline well to be drilled at 126 McCrorey Rd, Conroe, not to exceed 0.15 mg annually, Commercial use;
 - e. Angel Albiter, for a proposed operating permit for existing Chicot well not permitted with the District, not to exceed 0.15 mg annually, 18396 Hwy 105, Cleveland, Commercial use;
 - f. Roman Forest Property LLC (Fuel Maxx 96), for a proposed Evangeline well to be drilled at 3202 Roman Forest Blvd., New Caney, not to exceed 0.75 mg annually, Commercial use;
 - g. JPCT Investments, LLC, for a proposed Jasper well to be drilled at 16415 FM 3083 Rd, Conroe, not to exceed 107.290581 mg annually, Public Supply (PWS) and Commercial use;
 - h. Aqua Texas, Inc. (Carriage Hills), for a proposed amendment to OP-05111403D-CHEV, increase of 20 mg annually, 1402 Lamesa Dr., Conroe, Public Supply (PWS) use;
 - i. Aqua Texas, Inc. (Lake Conroe Village), for a proposed amendment to OP-07092601I-JSPR, increase of 18 mg annually, 11580 Hwy 105, Montgomery, Public Supply (PWS) use;
 - j. Aqua Texas, Inc. (Lake Creek Forest), for a proposed amendment to OP-06092601F-CHEV, increase of 8 mg annually, 29 Creek Forest Lane, Conroe, Public Supply (PWS) use;
 - k. Aqua Texas, Inc. (Walnut Springs), for a proposed operating permit not to exceed 10 mg annually, 16502 Mockingbird, Magnolia, Public Supply (PWS) use;
 - l. Aqua Texas, Inc. (Lake Conroe Forest & Tejas Creek), for a proposed amendment to OP03-0039C, increase of 26.71 mg annually, Adobe Terrace Worth Street (Tejas Creek Water Plant), Montgomery, (Lat 30/21/20, Long 95/35/34), Public Supply (PWS) use; and
 - m. Greater Harris County 911 Emergency Network (Pleasant Valley Road), for a proposed well to



be drilled in the Evangeline aquifer at 31919 Pleasant Valley Road, Magnolia, not to exceed 0.1 mg annually, 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 February 9, 2024, 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/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, FEBRUARY 13, 2024, 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 §551.071, 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) January 9, 2024, Public Hearing on Permit and Permit Amendment Applications
 - b) January 9, 2024, Regular Meeting of the Board of Directors
7. Committee Reports:
 - A. Executive Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
 - 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 January 2024 – Sarah Kouba, General Manager
 - C. External Affairs Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.



- B. DFC & Technical Committee – Stuart Traylor, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- C. 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 water levels in GMA 14– James Beach, P.G., and Chris Drabek P.G. (Advanced Groundwater Solutions, LLC) District’s technical consultant(s).
- 9. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Sarah Kouba, General Manager, 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 –Sarah Kouba, General Manager, and/or District’s technical consultant(s).
 - a) Discuss, consider, and possible action regarding authorization for GMA 14 representative to sign Resolution #24-001 adopting Development of Alternative Groundwater Availability Model. – Sarah Kouba, General Manager, and/or District’s technical consultant(s).
- 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. – Sarah Kouba, General Manager.
- 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, 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.
- 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 the executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on February 9, 2024, 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/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District