



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

***To be held on Tuesday, March 10, 2020
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303***

NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 10, 2020, AT 6:00 P.M.

PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

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. Roger Torabi, for a proposed well to be drilled at 18730 Patricia Ln., Magnolia, not to exceed 0.1 mg for 2020 and 0.119 mg annually, Commercial use, (Driller of record: Hurst Water Well);
 - ii. River Plantation MUD, for a proposed well to be drilled at 525 River Plantation, Conroe, in aggregate with a permitted allocation of 225.868339 mg annually, Public Supply (PWS) use, (Driller of record: Weisinger Water Well);
 - iii. Montgomery County MUD #157, for a proposed amendment to OP-18010501, well to be drilled at 17859 FM 1314, Conroe, Public Supply (PWS) and Irrigation use, (Driller of record: To Be Determined);
 - iv. Undine Texas LLC (Peach Creek Oaks), for a proposed amendment to OP-11113001, well to be drilled at 20018 Ada Ln., New Caney, Public Supply (PWS) use, (Driller of record: Weisinger Water Well);
 - v. DDR, LLC, for 2 proposed wells to be drilled at 2700 South FM 1486, Montgomery, not to exceed 7.0 mg for 2020 and 11.125 mg for 2021 and annually thereafter, Irrigation and Commercial use, (Driller of record: Richardson & Dunn Inc dba J&S Water Wells);
 - vi. Crystal Springs Water (Monterrey Oaks), for a proposed well to be drilled at Monterrey Oaks Subdivision, Morgan Cemetery Rd, (Lat 30/17/11 Long 95/9/15),



- ½ mile west of the intersection of Spring Lane and Morgan Cemetery Rd., Splendora, not to exceed 9.995 mg annually, Public Supply (PWS) use, (Driller of record: Johnston's Water Wells);
- vii. Covenant Christian School, for a proposed well to be drilled at 4503 I45 North, Conroe, not to exceed 3.0 mg for 2020 annually, Irrigation use, (Driller of record: Weisinger Incorporated);
 - viii. Rio Verde Mobile Home Services, for a proposed well to be drilled at 16820 Pickering Rd., Conroe, not to exceed 0.025 mg for 2020 and 0.030 mg annually, Commercial use, (Driller of record: Zavala Drilling Co);
 - ix. Stapleton Steel Services, Inc., for a proposed well to be drilled at 8555 Annie Bell Ln., Conroe, not to exceed 0.33 mg annually, Commercial and Industrial use, (Driller of record: Hildebrandt's Water Well); and
 - x. Western Rim Property Services (Towers Woodland), for a proposed amendment to OP-13111101, increase of 1.576726 mg for 2019 only, 366 FM 1488, Conroe, Irrigation use.
5. Discussion, consideration and possible action on the following Operating Permits and/or Meter Exemptions:
- i. Roger Torabi, for a proposed well to be drilled at 18730 Patricia Ln., Magnolia, not to exceed 0.1 mg for 2020 and 0.119 mg annually, Commercial use, (Driller of record: Hurst Water Well);
 - ii. River Plantation MUD, for a proposed well to be drilled at 525 River Plantation, Conroe, in aggregate with a permitted allocation of 225.868339 mg annually, Public Supply (PWS) use, (Driller of record: Weisinger Water Well);
 - iii. Montgomery County MUD #157, for a proposed amendment to OP-18010501, well to be drilled at 17859 FM 1314, Conroe, Public Supply (PWS) and Irrigation use, (Driller of record: To Be Determined);
 - iv. Undine Texas LLC (Peach Creek Oaks), for a proposed amendment to OP-11113001, well to be drilled at 20018 Ada Ln., New Caney, Public Supply (PWS) use, (Driller of record: Weisinger Water Well);
 - v. DDR, LLC, for 2 proposed wells to be drilled at 2700 South FM 1486, Montgomery, not to exceed 7.0 mg for 2020 and 11.125 mg for 2021 and annually thereafter, Irrigation and Commercial use, (Driller of record: Richardson & Dunn Inc dba J&S Water Wells);
 - vi. Crystal Springs Water (Monterrey Oaks), for a proposed well to be drilled at Monterrey Oaks Subdivision, Morgan Cemetery Rd, (Lat 30/17/11 Long 95/9/15), ½ mile west of the intersection of Spring Lane and Morgan Cemetery Rd., Splendora, not to exceed 9.995 mg annually, Public Supply (PWS) use, (Driller of record: Johnston's Water Wells);



- vii. Covenant Christian School, for a proposed well to be drilled at 4503 I45 North, Conroe, not to exceed 3.0 mg for 2020 annually, Irrigation use, (Driller of record: Weisinger Incorporated);
- viii. Rio Verde Mobile Home Services, for a proposed well to be drilled at 16820 Pickering Rd., Conroe, not to exceed 0.025 mg for 2020 and 0.030 mg annually, Commercial use, (Driller of record: Zavala Drilling Co);
- ix. Stapleton Steel Services, Inc., for a proposed well to be drilled at 8555 Annie Bell Ln., Conroe, not to exceed 0.33 mg annually, Commercial and Industrial use, (Driller of record: Hildebrandt's Water Well); and
- x. Western Rim Property Services (Towers Woodland), for a proposed amendment to OP-13111101, increase of 1.576726 mg for 2019 only, 366 FM 1488, Conroe, Irrigation 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.



NOTICE OF MEETING

TUESDAY, MARCH 10, 2020, AT 6:00 P.M.

(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)

***Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303***

REGULAR MEETING OF THE DISTRICT BOARD

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, §551.071, to consult with the District's attorney regarding pending (appeal of TWDB's decision on District's Management Plan) 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) February 11, 2020, Public Hearing on Permit Applications
 - b) February 11, 2020, Regular Board of Directors Meeting
- 7) Presentation of unaudited financials for the month of February 2020.
- 8) Discussion, review and possible approval of 2019 Annual Report for the Lone Star Groundwater District – Jennifer Thayer.



- 9) Presentation by Harris Galveston Subsidence District on Regional Groundwater Model Review – Mike Turco.
- 10) Discuss, consider, and possible action regarding participation in the Harris Galveston Subsidence District’s Regional Groundwater Model Review to take place 2020-2023.
- 11) Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Mike Thornhill, TGI and Mike Keester, LRE Water.
- 12) Receive information and/or status update regarding the two study groups on proposed draft rules.
 - a) Discussion, consideration and possible action regarding members assigned to study group on technical rules.
- 13) 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.
 - b) Discussion, consideration, and possible action regarding the formation of a desired future condition (DFC) committee and the selection of members to serve on any committee.
- 14) Discussion, consideration, and possible action on a management plan.
- 15) 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
- 16) 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.

17) New Business.

18) 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 March 5, 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