



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

*To be held on Tuesday, May 14, 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, MAY 14, 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 for the Operating Permits and/or Meter Exemptions listed in Item 5.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
  - i. Heidelberg Materials Southwest Agg LLC (Lessee Porter Ready Mix), for a proposed new operating permit not to exceed 6.635 mg annually, and for proposed well to be drilled at 17146 N Hwy 75, Willis, Industrial and Commercial Use, District Aquifer: Chico/Evangeline (CHEV), (Driller of record: Scott Drilling Inc.); and
  - ii. DGOGMagnoliatx07122023, LLC, for a proposed new operating permit not to exceed 0.6 mg annually, and for a proposed well to be drilled at 24911 Nichols Sawmill Rd., Magnolia, Commercial Use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To be determined); and
  - iii. Onsite Diesel, for a proposed amendment to OP-22030701-CHEV for increase of 0.04 for annual allocation not to exceed 0.10 mg annually for well located at 12110 FM 2432, Willis, Commercial Use, District Aquifer: Chicot/Evangeline (CHEV); and
  - iv. King Ranch Ag & Turf, for a proposed amendment to OP03-0008C-CHEV for increase of 0.02 for annual allocation not to exceed 0.1075 mg annually for well located at 1650 North Loop 336 East, Conroe, Commercial Use, District Aquifer: Chicot/Evangeline (CHEV); and
  - v. Lennar Homes of Texas Land and Construction, Ltd. dba Friendswood Development Co. (East Montgomery County MUD 13A), for a proposed new operating permit not to exceed 208.7 mg annually, and for 2 proposed wells to be drilled at ½ mile east of intersection of Harrington Dr and SH 242, Conroe, (Lat 30/13/8 Long -95/13/58), and ½ mile east of intersection of Harrington Dr and SH 242, Conroe (Lat 30/13/9 Long -95/13/57), hydrogeological report submitted with application, Public Water Supply (PWS) and Irrigation Use, District Aquifer: Chicot/Evangeline

**DOC# 24-1004  
POSTED  
05/10/2024 12:31PM  
KATIE BURNS  
L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS**



(CHEV), (Driller of record: To be determined).

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 May 10, 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, MAY 14, 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, §551.074 (personnel matters- compensation for General Manager), 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. April 9, 2024, Special Meeting of the Board of Directors
  - B. April 9, 2024, Public Hearing on Permit and Permit Amendment Applications
  - C. April 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 April 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.

D. DFC & Technical Committee

- 1) Brief the Board on the Committee’s activities since the last regular board meeting – Stuart Traylor, Chair
- 2) Technical Consultants Update - Receive updates from Technical Consultants on ongoing projects and/or applicable information – Sarah Kouba, General Manager, and/or District’s technical consultant(s).
- 3) 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).
- 4) Discuss, consider and possible action concerning GULF 2023 model update.

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

- 1) Brief the Board on the Committee’s activities since the last regular board meeting

8. 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.

9. Discuss, consider and possible action on software contract agreement.

10. Discuss, consider and possible action on one-time relocation package for General Manager.

11. 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.

12. New Business.

13. 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 May 10, 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