



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

**To be held on Tuesday, November 9, 2021
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, NOVEMBER 9, 2021, AT 6:00 P.M.

BOC# 21-1694
POSTED
11/03/2021 10:30AM
GWENDALYNN CAMARENA
MONTGOMERY COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

**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:
 - i. Quadvest, LP (Rockrose Ranch), for 2 proposed wells to be drilled at 2.5 miles east of intersection I-45 & Calvary Rd., Willis, (Lat 30/27/56, Long -95/32/11) and (Lat 30/27/57, Long -95/32/10), not to exceed 77 mg annually, Public Supply (PWS) use, (Driller of record: Johnston Water Well);
 - ii. Montgomery County MUD #144, for a proposed amendment to OP-20042701, well to be drilled at approximately 3,200 ft (0.61 miles) southeast from the intersection of Old Conroe Rd and Park Ave/Old Smith Rd., Conroe, (Lat 30/14/51, Long -95/30/28), with an aggregate allocation of 10.392 mg annually, Public Supply (PWS) and Irrigation use (Driller of record: TBD);
 - iii. Quadvest, LP (Mavera), for a proposed well to be drilled at 1 mile east of the intersection of Hwy 242 and Conroe Porter Rd, Conroe, , (Lat 30/13/3, Long -95/20/27), not to exceed 73 mg annually, Public Supply (PWS) and Irrigation use (Driller of record: Johnston Water Well);
 - iv. Leslie Larson (Allestec), for a proposed amendment to OP-07072401, increase of 0.858 mg annually, 810 Russell Palmer Rd., Kingwood, Commercial use;
 - v. BR Myers Holdings, LLC, for a proposed well to be drilled at 4026 Pinehurst Meadows, Magnolia, not to exceed 0.6 mg annually, Commercial use/Irrigation use, (Driller of record: Hurst Water Wells);



- vi. Spring Creek Feed Center (well #2), for a proposed amendment to OP-14022001, increase of 0.25 mg annually, 26231 FM 2978, Magnolia, Commercial and Public Supply use;
 - vii. Quadvest, LP. (Mill Creek), for a proposed amendment to OP-19071801, increase of 20 mg annually, at 228 feet east and 72 feet south of the corner of Seneca and North Creek Dr, Magnolia, (Lat 30/9/29, Long -95/36/51), Public Supply (PWS) and Irrigation use;
 - viii. Berkshire Jones Forest, for a proposed amendment to OP-17012602, increase of 3 mg annually, 2477 FM 1488, Conroe, Irrigation use; and
 - ix. KTC Interests, LLC, for a proposed amendment to OP-13092301, increase of 0.4 mg annually, 29607 Robinson Rd, Conroe, Public Supply use and Irrigation Use.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
- i. Quadvest, LP (Rockrose Ranch), for 2 proposed wells to be drilled at 2.5 miles east of intersection I-45 & Calvary Rd., Willis, not to exceed 77 mg annually, Public Supply (PWS) use, (Lat 30/27/56, Long -95/32/11), and (Lat 30/27/57, Long -95/32/10), (Driller of record: Johnston Water Well);
 - ii. Montgomery County MUD #144, for a proposed amendment to OP-20042701, well to be drilled at approximately 3,200 ft (0.61 miles) southeast from the intersection of Old Conroe Rd and Park Ave/Old Smith Rd., Conroe, with an aggregate allocation of 10.392 mg annually, Public Supply (PWS) and Irrigation use,(Lat 30/14/51, Long -95/30/28) (Driller of record: TBD);
 - iii. Quadvest, LP (Mavera), for a proposed well to be drilled at 1 mile east of the intersection of Hwy 242 and Conroe Porter Rd, Conroe, not to exceed 73 mg annually, Public Supply (PWS) and Irrigation use, (Lat 30/13/3, Long -95/20/27), (Driller of record: Johnston Water Well);
 - iv. Leslie Larson (Allestec), for a proposed amendment to OP-07072401, increase of 0.858 mg annually, 810 Russell Palmer Rd., Kingwood, Commercial use;
 - v. BR Myers Holdings,LLC, for a proposed well to be drilled at 4026 Pinehurst Meadows, Magnolia, not to exceed 0.6 mg annually, Commercial use/Irrigation use, (Driller of record: Hurst Water Wells);
 - vi. Spring Creek Feed Center (well #2), for a proposed amendment to OP-14022001, increase of 0.25 mg annually, 26231 FM 2978, Magnolia, Commercial and Public Supply use;
 - vii. Quadvest, LP. (Mill Creek), for a proposed amendment to OP-19071801, increase of 20 mg annually, at 228 feet east and 72 feet south of the corner of Seneca and North Creek Dr, Magnolia, Public Supply (PWS) and Irrigation use, (Lat 30/9/29, Long -95/36/51);
 - viii. Berkshire Jones Forest, for a proposed amendment to OP-17012602, increase of 3 mg annually, 2477 FM 1488, Conroe, Irrigation use; and
 - ix. KTC Interests, LLC, for a proposed amendment to OP-13092301, increase of 0.4 mg annually, 29607 Robinson Rd, Conroe, Public Supply use and 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 REGULAR MEETING OF THE
BOARD OF DIRECTORS**

**TUESDAY, NOVEMBER 9, 2021, 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, §551.071, 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) October 12, 2021, Hearing on Permits Minutes
 - b) October 12, 2021, Regular Board of Directors Meeting
7. Committee Reports:
 - A. Budget & Finance Committee – Jim Spigener, 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 October 2021 – Samantha Stried Reiter



- B. Communications Committee – Harry Hardman, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting

 - C. DFC & Technical Committee – Stuart Traylor, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting

 - D. Legislative Committee – Harry Hardman, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting

 - E. Rules, Bylaws & Policies Committee – Larry A. Rogers, 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 subsidence studies and/or discussion regarding the same – Samantha Stried Reiter and/or District’s technical consultant(s).
9. 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.
10. 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
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, 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.



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 executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on November 4, 2021, 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