



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

*To be held on Tuesday, December 12, 2023  
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, DECEMBER 12, 2023, 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:
  - I. REBTX Properties, for a proposed amendment to OP14050701B-CHEV, increase of 0.15 mg annually, 14069 W. Horseshoe Bend, Conroe Commercial & Irrigation use;
  - II. Midway Water Utilities, Inc., for a proposed amendment to OP-07100402B-CHEV, increase of 2 mg annually, 179 feet from intersection of Lacey Wood and Winding Hill Dr., Magnolia, (Lat. 30/14/25 and Long. 95/42/2) Public Supply (PWS) and Commercial use;
  - III. Krish Development LLC, for 1 proposed Evangeline well to be drilled at 14366 FM 1314, Conroe, and 1 existing Evangline well at 14366 FM 1314, Conroe, not to exceed 0.75 mg annually, Commercial use, (Driller of Record: R & D Water Wells);
  - IV. James Adams, for a proposed operating permit for existing Evangeline well not previously permitted, not to exceed 0.3 mg annually, 12445 Thompson Rd, Willis, Public Supply use;
  - V. Quadvest, LP. (Pine Acre Trails), for a proposed amendment to OP20031001A-CHEV, well to be drilled at 1102 E Xavier, Conroe, Public Supply (PWS) use, (Driller of Record: Johnston Water Wells);
  - VI. The Highlands Water Plant - Wells 1&2 / West Fork Utility Co, LLC, for a proposed amendment to OP-20062601A-CHEV, increase of 70 mg annually, Approx 1.65 miles west of intersection of FM 1314 and Grand Parkway (SH 99), (Lat 30/8/14 Long 95/19/6), Porter, Public Supply (PWS) use, hydrogeological report submitted with application;
  - VII. Aqua Texas, Inc. (Frontier, Arrowhead), for a proposed amendment to OP-06112801E-JSPR, well to be drilled at intersection of Bill Cody Trail and Short Road, (Lat. 30/27/28, Long -95/28/9), Willis, and increase of 80.375 mg annually, Public Supply (PWS) use; hydrogeological report submitted with application; request for spacing exception for District Rule 3.2; (Driller of record:

DOC# 23-2085  
POSTED  
12/08/2023 01:55PM  
Mariana Durrenberger  
L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS



- Johnson Water Well Service and Drilling);
- VIII. City of Conroe, for a proposed amendment to OP02-001P-JSPR, 2 wells to be drilled at 11798 Interstate 45 N Willis, and 10289 Ferrell Rd., Willis, increase of 1051.2 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application; (Driller of record: TBD);
- IX. 3083 Investments, LLC (Leisure Lane RV Park), for a proposed amendment to OP-16111801B-CHEV, well to be drilled at 15406 FM 3083, Grangerland, increase of 3.2 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- X. HWY 105 Asset LLC, for a proposed Evangeline well to be drilled at Approx. 1,100 feet east from intersection of Hwy 105 and Goode City Lane, Cleveland (Lat 30/1830 Long 95/11/29), not to exceed 18.25 mg annually, Public Supply (PWS) use, Driller of record: TBD);
- XI. Quadvest, LP. (Benders Landing), for a proposed amendment to OP04030801K-CHEV, well to be drilled at 27219 W Balsam Fir Cir, Spring, Public Supply (PWS) & Irrigation use, hydrogeological report submitted with application, (Driller of Record: Johnston Water Wells);
- XII. Quadvest, LP. (Decker Farms), for a proposed amendment to OP-21110301A-CHEV, well to be drilled at 26511 1/2 Gertrudis Dr, Magnolia, Public Supply (PWS) use, (Driller of Record: Johnston Water Wells);
- XIII. Greater Harris County 911 Emergency Network, for a proposed well to be drilled at 22419 Inwood Forest Drive, Montgomery, not to exceed 0.1 mg annually, Commercial use (Driller of record: B&R Water Well Drilling LLC);
- XIV. LHC Development, LLC, for a proposed amendment to OP-22031501-JSPR, increase of 0.1 mg annually, 17965 Hwy 75 N, Willis, Commercial & Irrigation use;
- XV. East Montgomery County MUD #5, for a proposed amendment to OP-14061303G-CHEV, increase of 300 mg annually, 1875 Ft West of intersection of Roman Forest Blvd and I69, (lat. 30/10/20 Long 95/12/37), New Caney, Public Supply (PWS) use, hydrogeological report submitted with application;
- XVI. Forestar (USA) Real Estate Group, Inc. (Future EMCUD 13), for 2 proposed Evangeline wells to be drilled at intersection of Bowdoin/Champion Rd: East 2,531 feet, then south 212 feet, (Lat 30/14/11) and intersection of Bowdoin/Champion Rd, East 2531 feet, then south 160 feet (Lat 30/14/12 Long 95/13/35), Splendor, not to exceed 433.475 mg annually, Public Supply (PWS) use, hydrogeological report submitted with application; (Driller of record: Bussell & Sons, LLC);
- XVII. East Montgomery County Mud 3, for a proposed amendment to OP03-0020F-JSPR, increase of 32.5 mg annually, 20135 Gene Campbell Blvd, New Caney, Public Supply (PWS) use, hydrogeological report submitted with application;
- XVIII. East Montgomery County Mud 3, for a proposed amendment to OP03-0020F-CHEV, increase of 32.5 mg annually, East of Nichols Rd at East Third of Gene Campbell Rd, (Lat 30/10/16 Long 95/16/55), New Caney, Public Supply (PWS) use, hydrogeological report submitted with application;
- XIX. Church of God - 7th Day The Way, for a proposed amendment to OP-15062401C-JSPR, increase of 0.1 mg annually, 11429 FM 830 Rd, Willis, Public Supply use; and
- XX. Tri-County Behavioral Healthcare, for a proposed amendment to OP-16101901-CHEV, increase of 0.88 mg annually, 233 Sgt. Ed Holcomb Blvd. S., Conroe, Irrigation and Impoundment Irrigation use.

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

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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 December 8, 2023, 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, DECEMBER 12, 2023, 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 § 551.074 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) November 14, 2023, Hearing on Permit and Permit Amendment Applications
  - b) November 14, 2023, Regular Meeting
  - c) December 1, 2023 Special Meeting
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) Discuss, consider, and possible action regarding approval of Resolution #23-007 adopting FY 2024 Operating and Capital Outlay Budgets
- 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 – Stuart Traylor, 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 November 2023 – Sarah Kouba
  - 3) Discuss, consider, and possible action as necessary concerning approval of joint-funding agreement with USGS for the period of 01.01.24 through 12.31.24
- E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
  - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
8. Discuss, consider and possible action as necessary regarding year-end professional services review.
9. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Jim Spigener, Board President, and/or District’s technical consultant(s).
  - a) Update the Board on status of proposed sites for Phase III of the Subsidence Study and public request for bid for Site 1 in collaboration with Porter Special Utility District.
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 – Jim Spigener, Board President 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.



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/s/ Sarah Kouba

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Sarah Kouba, General Manager  
Lone Star Groundwater Conservation District