



# BOARD MEETING

DECEMBER 12, 2023

LSGCD



**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:



- 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 EMCMUD 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), Splendora, 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:

- 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;
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  - 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;
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  - 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);
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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

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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

# REBTX Properties

Attn: Jose Quintanilla (Jay Reis)  
14069 Horseshoe Bend  
Conroe, TX 77384

Permit No. OP-14050701C-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	0.150
<b>GM Recommendation (MG):</b>	0.150
<b>Water use:</b>	Commercial & Irrigation
<b>Location:</b>	14069 W Horseshoe Bend, Conroe
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 150,000 gallons.
5. Applicant currently has an OP in the amount of 150,000 gallons. Amount available pending approval of this application equals 200,000 gallons.
6. Applicant's reported pumpage for 2023 equals 123,500 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-14050701B with an allocation of 50,000 gallons in the Evangeline annually. Applicant is requesting an increase in the permit allocation of 150,000 gallons in the Evangeline annually. If approved the revised allocation will be 200,000 gallons in the Evangeline annually. Applicant serves a gun range construction company with 0.25 acres of irrigation. Applicant states this is their first full year of usage, they purchased the property August of 2022. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 150,000 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



# Midway Water Utilities, Inc.

Attn: Chuck Barry  
1620 Grand Avenue Parkway, Suite 140  
Pflugerville, TX 78660

Permit No. OP-07100402C-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	2.000
<b>GM Recommendation (MG):</b>	2.000
<b>Water use:</b>	Public Supply (PWS) & Commercial
<b>Location:</b>	179 feet from intersection of Lacey Wood and Winding Hill Dr. , Magnolia (Lat. 30/14/25 Long. 95/42/2)
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 2,000,000 gallons.
5. Applicant currently has an OP in the amount of 9,900,000 gallons in the Evangeline. Amount available pending approval of this application equals 11,900,000 gallons in the Evangeline.
6. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-07100402C-CHEV with an allocation of 9,900,000 gallons for the Evangeline annually. Applicant is requesting an increase in the permit allocation of 2,000,000 gallons for the Evangeline. If approved the revised allocation will be 11,900,000 gallons for the Evangeline annually. Applicant serves as a public supply for a residential area with an estimated 79 single family dwellings and 10 commercial connections. This is a developing district with an ultimate buildout of 121 residential connections. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 2,000,000 gallons for the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

# Krish Development LLC

Attn: Karim Maknoja  
6419 Larkride Lane  
Spring, TX 77379

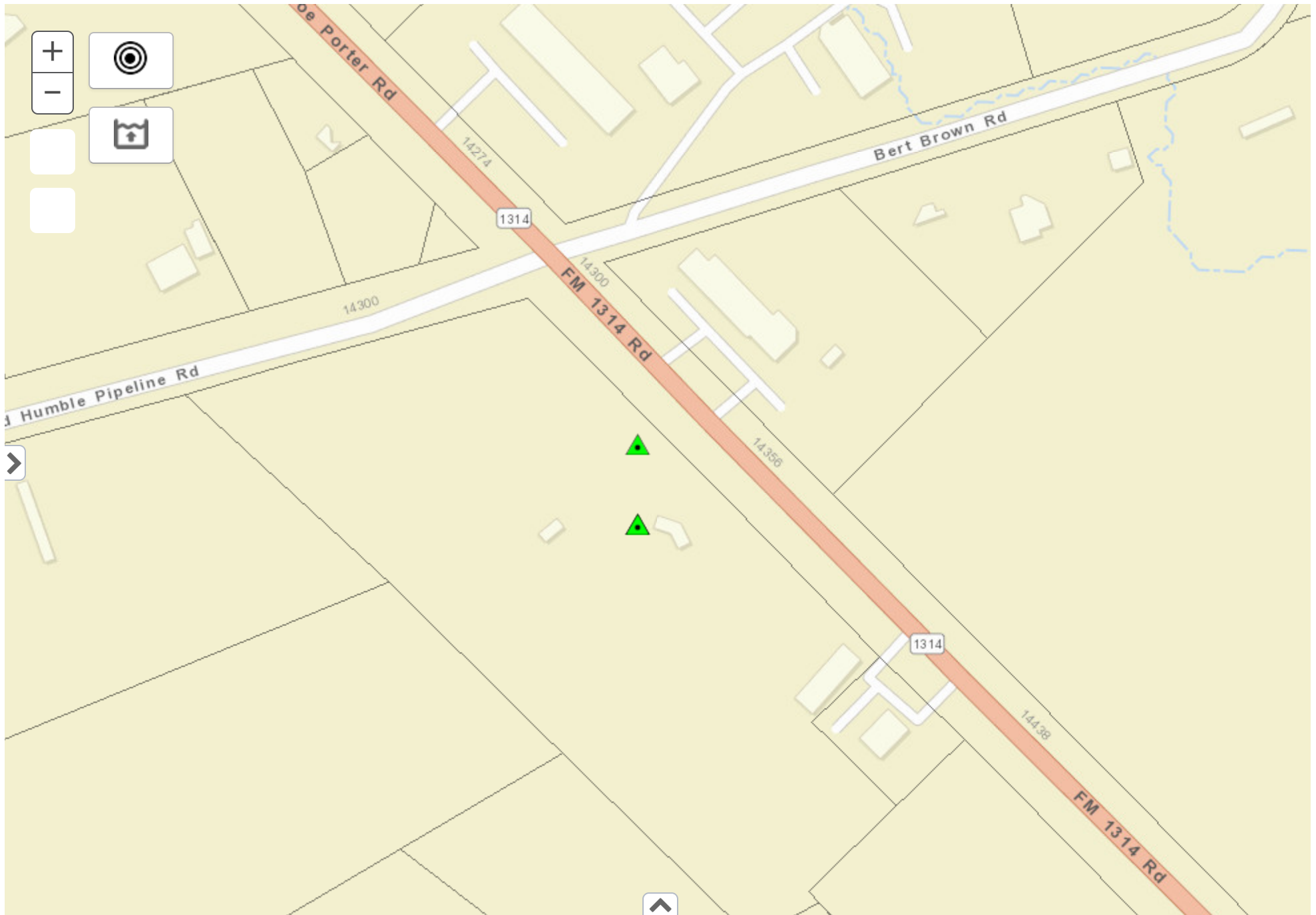
Permit No. OP-23082402-CHEV

## Operating Permit

<b>Date of Hearing:</b>	12/12/2023	
<b>Request (MG):</b>	0.750	
<b>GM Recommendation (MG):</b>	0.750	
<b>Water use:</b>	Commercial	
<b>Location:</b>	14366 FM 1314, Conroe	14366 FM 1314, Conroe
<b>Well Registration:</b>	2023082406	2010061601
<b>Depth (ft):</b>	200.0	Unknown
<b>Diameter (in):</b>	4.0	2.0

## Information

1. Issue a permit commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for a gas station/convenience store.
5. Applicant requests 750,000 gallons for 2023 and annually thereafter.
6. District Staff Technical Review and Recommendation: Applicant is requesting registration of one existing Evangeline well(s) previously registered as exempt and one new Evangeline well. Applicant is further requesting the issuance of OP-23082402 with an allocation of 750,000 gallons for the Evangeline annually. Applicant states existing exempt well to be plugged and new well(s) will serve a gas station/convenience store. Applicant states they will have approximately 5 employees, 475 customers and deli/food prep service. Staff recommends to the General Manager that she recommend the Board approve the registration of the existing well and the registration and construction of the proposed well(s), and further approve the requested allocation of 750,000 gallons in the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



# James Adams

12445 Thompson Rd  
Willis, TX 77518

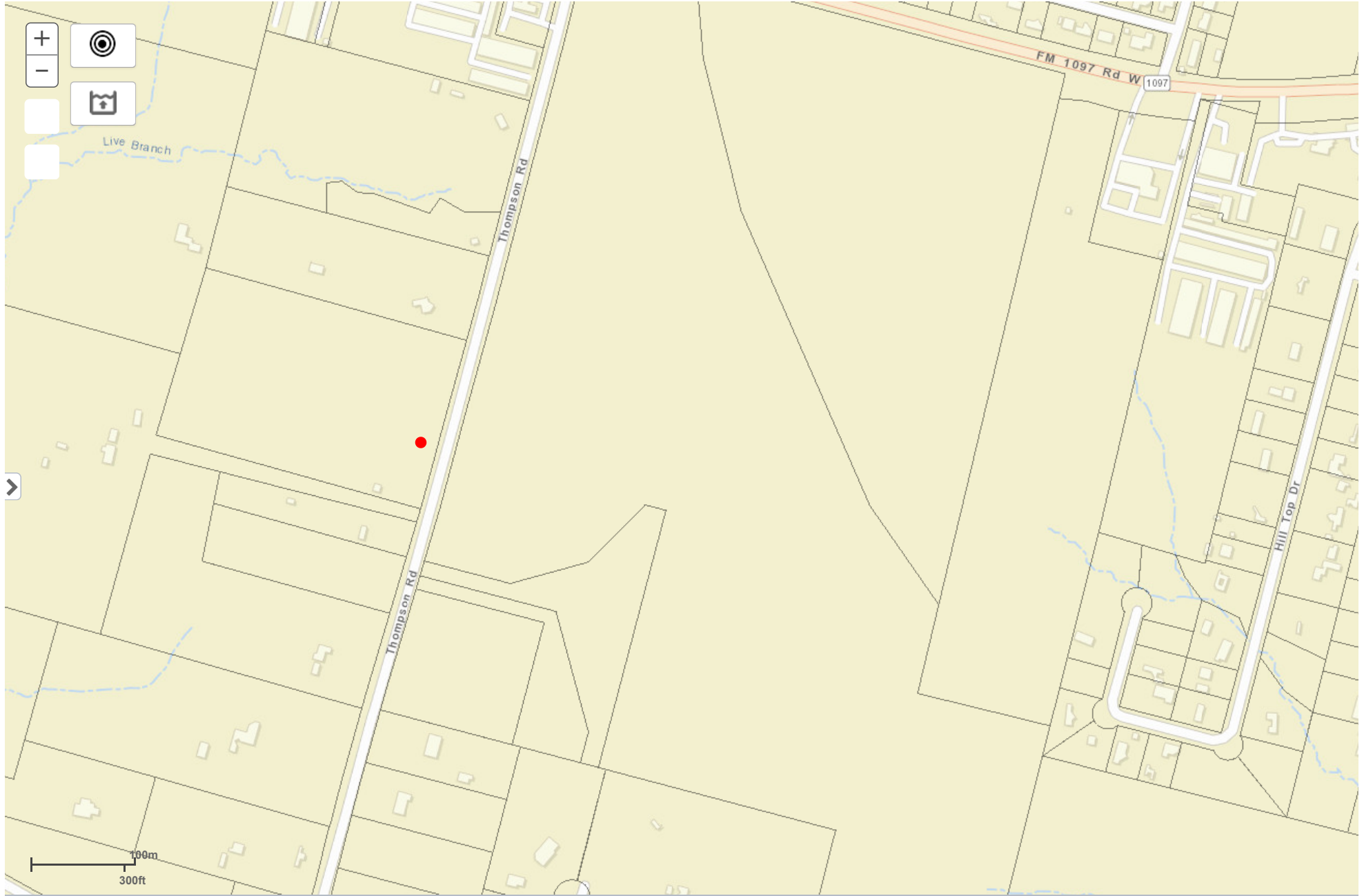
Permit No. OP-23111601-CHEV

## Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	0.300
<b>GM Recommendation (MG):</b>	0.300
<b>Water use:</b>	Public Supply
<b>Location:</b>	12445 Thompson Rd, Willis
<b>Well Registration:</b>	2022061404
<b>Depth (ft):</b>	350.0
<b>Diameter (in):</b>	4.0

## Information

1. **Existing Well** - Issue a permit commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for two single family dwellings.
5. This is an existing well not permitted with the District. Well began beneficially using water in 2022.
6. Applicant requests 300,000 gallons for 2023 and annually thereafter.
7. District Staff Technical Review and Recommendation: Applicant is requesting registration of an existing Evangeline well previously registered as exempt. Applicant is further requesting the issuance of OP-23111601-CHEV with an allocation of 300,000 gallons for the Evangeline annually. Applicants well is serving two single family dwellings and is considered Non-Exempt. Staff recommends to the General Manager that she recommend the Board approve the registration of the well as Non-Exempt and the requested allocation of 300,000 gallons for the Evangeline annually.
8. Meter has already been properly installed.
9. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with the condition: That applicant remits water use fees from 2022 to present as specified by District.





# Quadvest, LP. (Pine Acre Trails)

Attn: Mark Urback  
26926 FM 2978 RD  
MAGNOLIA, TX 773545148

Permit No. OP-20031001B-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	None Requested
<b>GM Recommendation (MG):</b>	None Requested
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	1102 E Xavier, Conroe
<b>Well Registration:</b>	2023100905
<b>Depth (ft):</b>	600.0
<b>Diameter (in):</b>	8.0

## Information

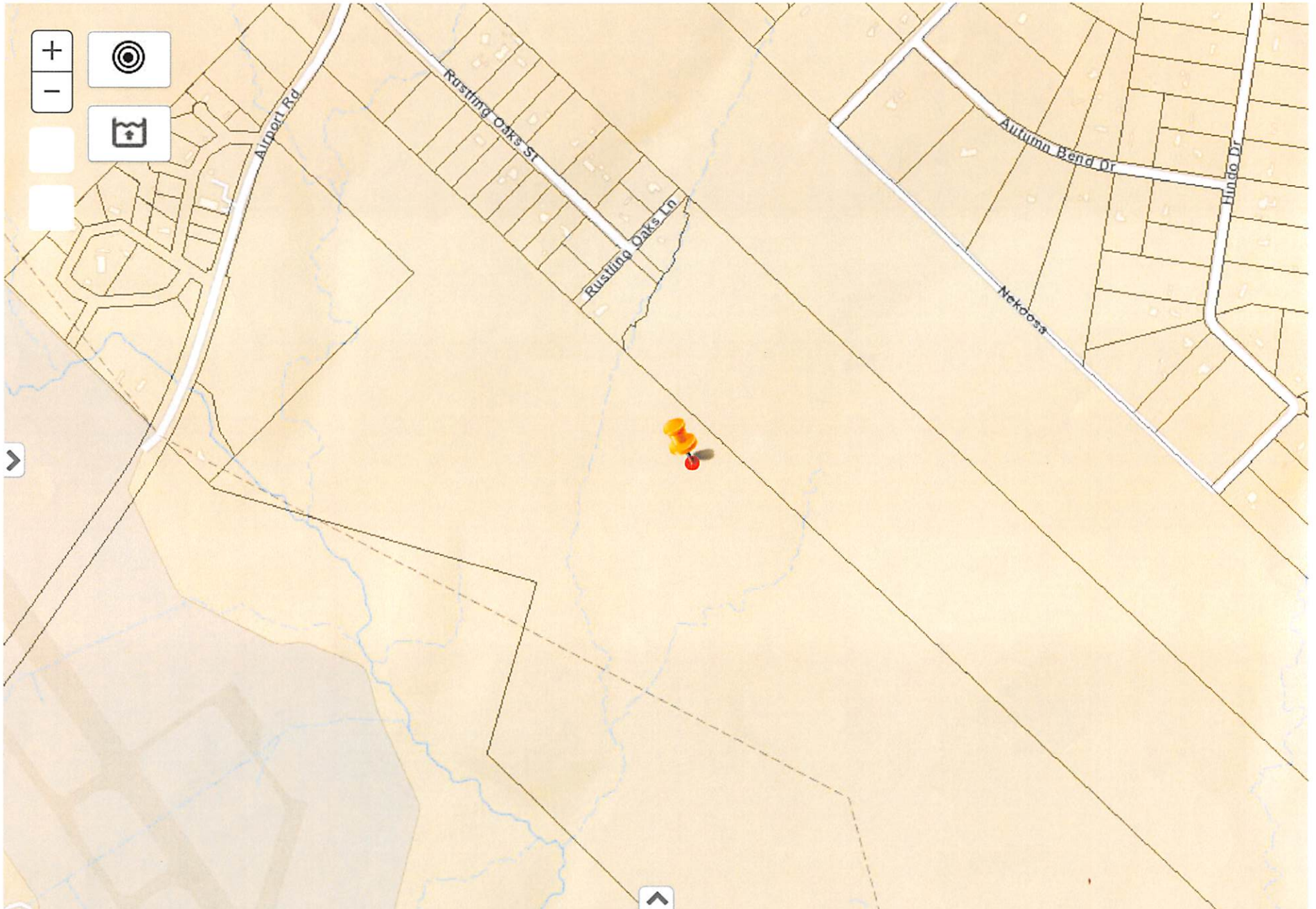
1. **Amend permit** - add well to aggregate system. Permit Term: commencing December 12, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant is not requesting an increase in allocation at this time.
5. Applicant currently has an OP in the amount of 10,970,187 gallons in the Evangeline. Amount available pending approval of this application equals 10,970,178 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 3,802,000 gallons in the Evangeline.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Evangeline aquifer well. Applicant currently holds OP-20031001A-CHEV with an allocation of 10,970,178 gallons for the Evangeline. Water from this well to supply water mostly residential area. Applicant is requesting the construction of a new Evangeline well with no additional allocation being requested at this time. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

Quadvest, LP (Pine Acre Trails) OP-23100903  
1102 E Xavier

Hello, LSGCD Internal!  
[Home](#) | [Log off](#) | [Help](#)



# The Highlands Water Plant - Wells 1&2 / West Fork Utility Co, LLC

Attn: Evin Wilkerson  
9955 Barker Cypress Road, Suite 250  
Cypress, TX 77433

Permit No. OP-20062601A-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	70.000
<b>GM Recommendation (MG):</b>	70.000
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	Approx 1.65 miles west of intersection of FM 1314 and Grand Parkway (SH 99), Porter, (Lat. 30/8/14 Long. 95/19/6)
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 70,000,000 gallons.
5. Applicant currently has an OP in the amount of 30,000,000 gallons. Amount available pending approval of this application equals 100,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 37,093,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the well system is greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-20062601A-CHEV with an annual allocation in the Evangeline Aquifer of 30,000,000 gallons annually. Applicant is requesting an increase in the permit allocation of 70,000,000 gallons on an annual basis. If approved, the revised allocation will be 100,000,000 gallons in the Evangeline Aquifer annually. Applicant serves as a Public Water Supply Provider. Water from this allocation is used to provide the needs of a subdivision with 2000 residential connections, 10 commercial connections and 1 acre of irrigation (Public Space) at buildout. District staff and consultants have reviewed the information supplied by the application. Staff recommends to the General Manager that she recommend the Board approve the requested increase of 70,000,000 gallons annually in the Evangeline Aquifer.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



# Aqua Texas, Inc. (Frontier, Arrowhead)

Attn: Ashley M McCaffrey  
19244 Ella Blvd  
Spring, TX 77388

Permit No. OP-06112801E-JSPR

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	80.375
<b>GM Recommendation (MG):</b>	80.375
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	Bill Cody Trail and Short Road, Willis (Lat 30/27/28, Long -95/28/9)
<b>Well Registration:</b>	2023072901
<b>Depth (ft):</b>	745.0
<b>Diameter (in):</b>	10.75

## Recommendation

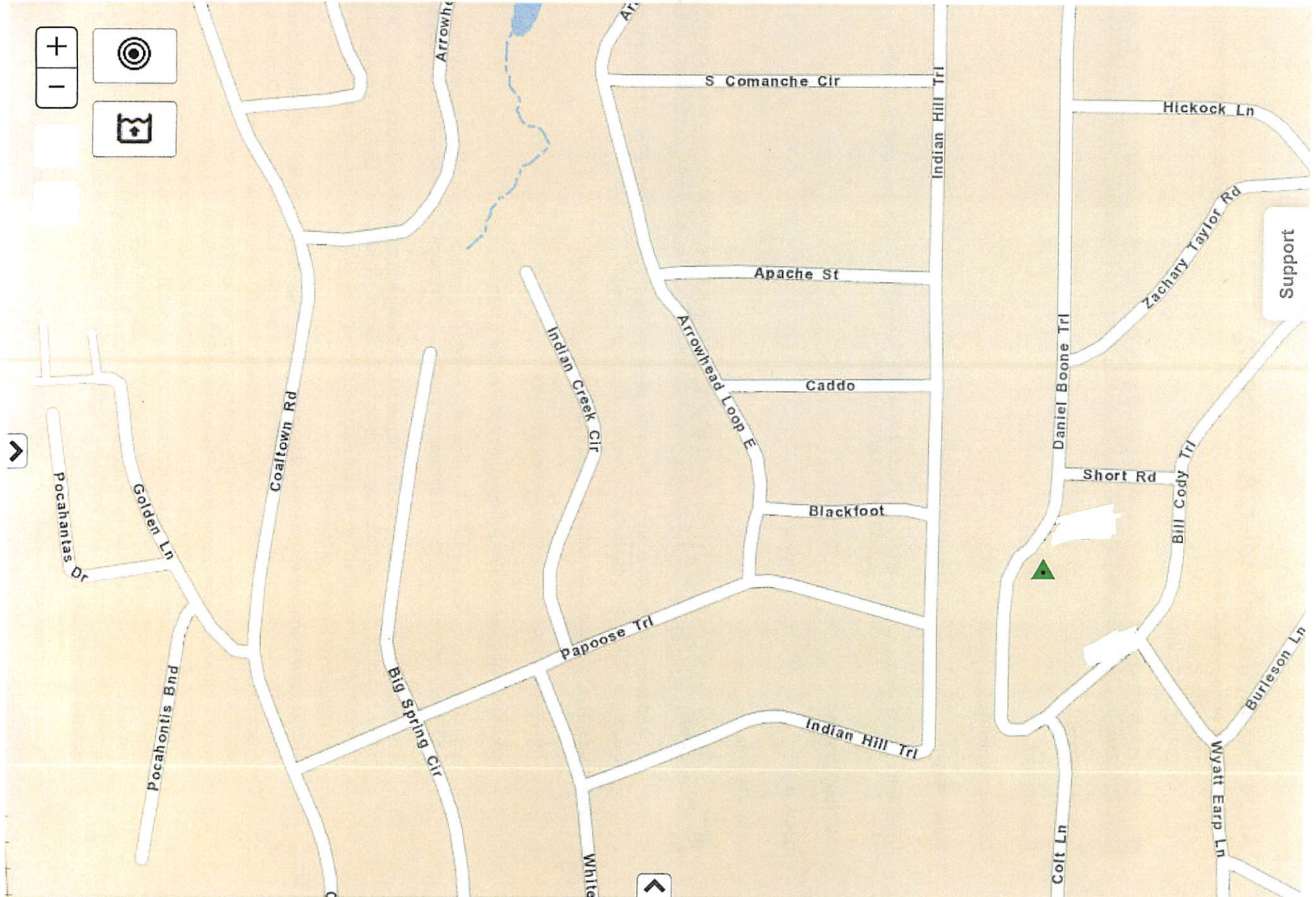
1. **Amend permit** - add well to aggregate system and increase allocation. Permit Term: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 80,375,000 gallons.
5. Applicant currently has an HUP in the amount of 20,000,000 gallons and an OP in the amount of 80,375,000 gallons. Amount available pending approval of this application equals 180,750,000 gallons.
6. A hydrogeological report is required due to requesting exemption as stated in District Rule 3.2: "All new wells may not be drilled within 50 feet of the nearest adjacent property line". District consultants have reviewed the submitted hydrogeological report and found to meet the requirements as detailed in the Hydrogeological Report Guidelines"
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Jasper aquifer well and an allocation increase of 80,375,000 gallons. Applicant currently holds HUP203B-JSPR and OP-06112801D-JSPR with a combined allocation of 100,375,000 gallons and two wells in the Jasper aquifer. Applicant uses the water from these wells to serve 1,100 single family connections. The usage for 2023 thus far is 30,979,000 gallons. Applicant is requesting to drill the new well due to the current permitted wells not being adequate enough to serve the number of connections currently connected and the anticipated new connections being added. Applicant is requesting an additional 80,375,000 gallons annually due to the increasing of population and additional connections. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 80,375,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

Aqua Texas Inc (Frontier, Arrowhead)  
OP-06112801E-JSPR  
Well Reg 2023072901  
Bill Cody Trail/Short Road, Willis

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# City of Conroe

Attn: Jason Rodriguez  
P.O. Box 3066  
Conroe, TX 77305

Permit No. OP02-0001P-JSPR

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023	
<b>Request (MG):</b>	1051.200	
<b>GM Recommendation (MG):</b>	1051.200	
<b>Water use:</b>	Public Supply (PWS)	
<b>Location:</b>	11798 Interstate 45 N, Willis	10289 Ferrell Road, Willis
<b>Well Registration:</b>	2023092101	2023092102
<b>Depth (ft):</b>	1280	1190
<b>Diameter (in):</b>	24	24

## Information

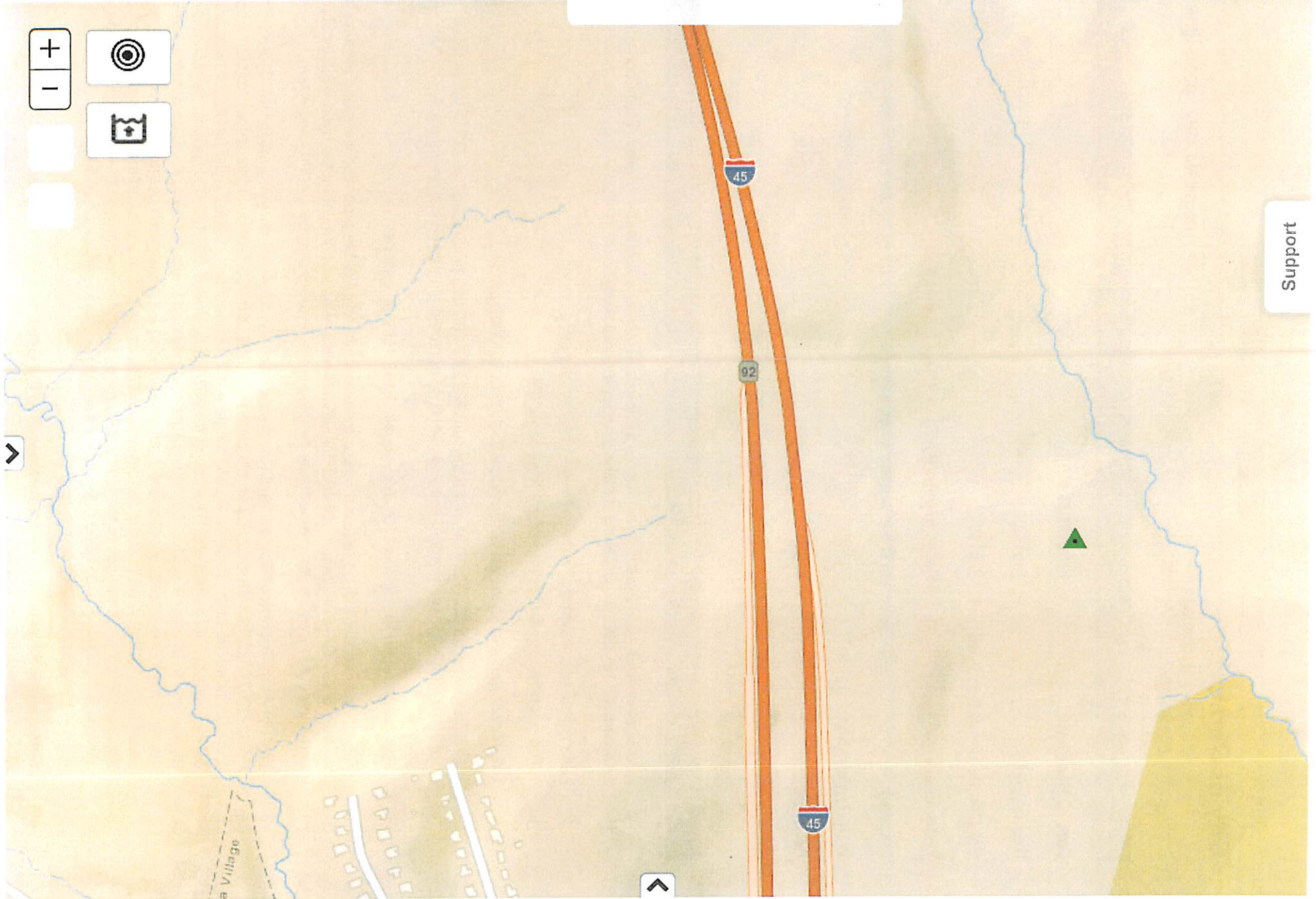
1. **Amend permit** - add 2 wells to aggregate system and increase allocation. Permit Term: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 1,051,200,000 gallons.
5. Applicant currently has an HUP in the amount of 2,018,900,000 gallons and an OP in the amount of 1,831,100,000 gallons. Amount available pending approval of this application equals 4,901,200,000 gallons.
6. Applicant's reported pumpage for 2023 equals 3,188,109,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed wells and existing well system is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP038-JSPR and OP02-0001O-JSPR with a combined allocation of 3,850,000,000 gallons in the Jasper Aquifer. Applicant currently uses the water to serve 29,353 single family connections, 17,283 multi family connections, and 3,475 commercial connections. The usage for 2023 thus far is 3,188,109,000 gallons. Applicant is requesting an additional 1,051,200,000 gallons annually due to the residential and commercial growth and demand within the district. Application is also requesting the registration of and authorization to begin construction of 2 new wells in the Jasper aquifer District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 1,051,200,000 gallons annually and the registration and construction of the 2 new wells in the Jasper Aquifer as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

City of Conroe  
OP02-0001P  
Well Reg 2023092101  
11798 I45 N, Willis

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# City of Conroe

Attn: Jason Rodriguez  
P.O. Box 3066  
Conroe, TX 77305

Permit No. OP02-0001P-JSPR

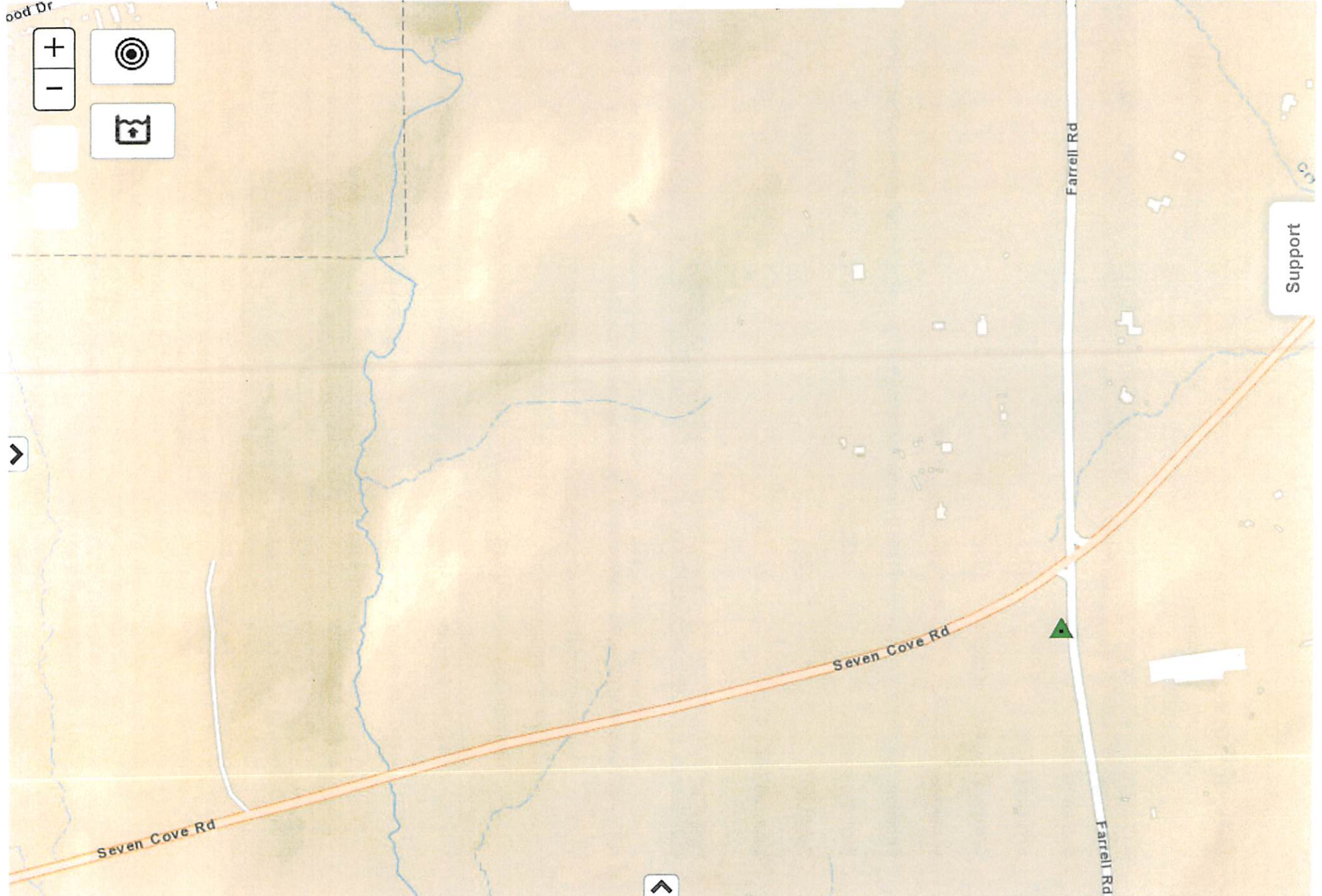
## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023	
<b>Request (MG):</b>	1051.200	
<b>GM Recommendation (MG):</b>	1051.200	
<b>Water use:</b>	Public Supply (PWS)	
<b>Location:</b>	11798 Interstate 45 N, Willis	10289 Ferrell Road, Willis
<b>Well Registration:</b>	2023092101	2023092102
<b>Depth (ft):</b>	1280	1190
<b>Diameter (in):</b>	24	24

## Information

1. **Amend permit** - add 2 wells to aggregate system and increase allocation. Permit Term: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 1,051,200,000 gallons.
5. Applicant currently has an HUP in the amount of 2,018,900,000 gallons and an OP in the amount of 1,831,100,000 gallons. Amount available pending approval of this application equals 4,901,200,000 gallons.
6. Applicant's reported pumpage for 2023 equals 3,188,109,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed wells and existing well system is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP038-JSPR and OP02-0001O-JSPR with a combined allocation of 3,850,000,000 gallons in the Jasper Aquifer. Applicant currently uses the water to serve 29,353 single family connections, 17,283 multi family connections, and 3,475 commercial connections. The usage for 2023 thus far is 3,188,109,000 gallons. Applicant is requesting an additional 1,051,200,000 gallons annually due to the residential and commercial growth and demand within the district. Application is also requesting the registration of and authorization to begin construction of 2 new wells in the Jasper aquifer District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 1,051,200,000 gallons annually and the registration and construction of the 2 new wells in the Jasper Aquifer as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.





# 3083 Investments, LLC (Leisure Lane RV Park)

Attn: Josh Milne  
15406 FM 3083  
Grangerland, TX 77302

Permit No. OP-16111801C-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	3.200
<b>GM Recommendation (MG):</b>	3.200
<b>Water use:</b>	Public Supply (PWS) & Irrigation
<b>Location:</b>	15406 FM 3083, Conroe
<b>Well Registration:</b>	2023101202
<b>Depth (ft):</b>	670.0
<b>Diameter (in):</b>	6.0

## Information

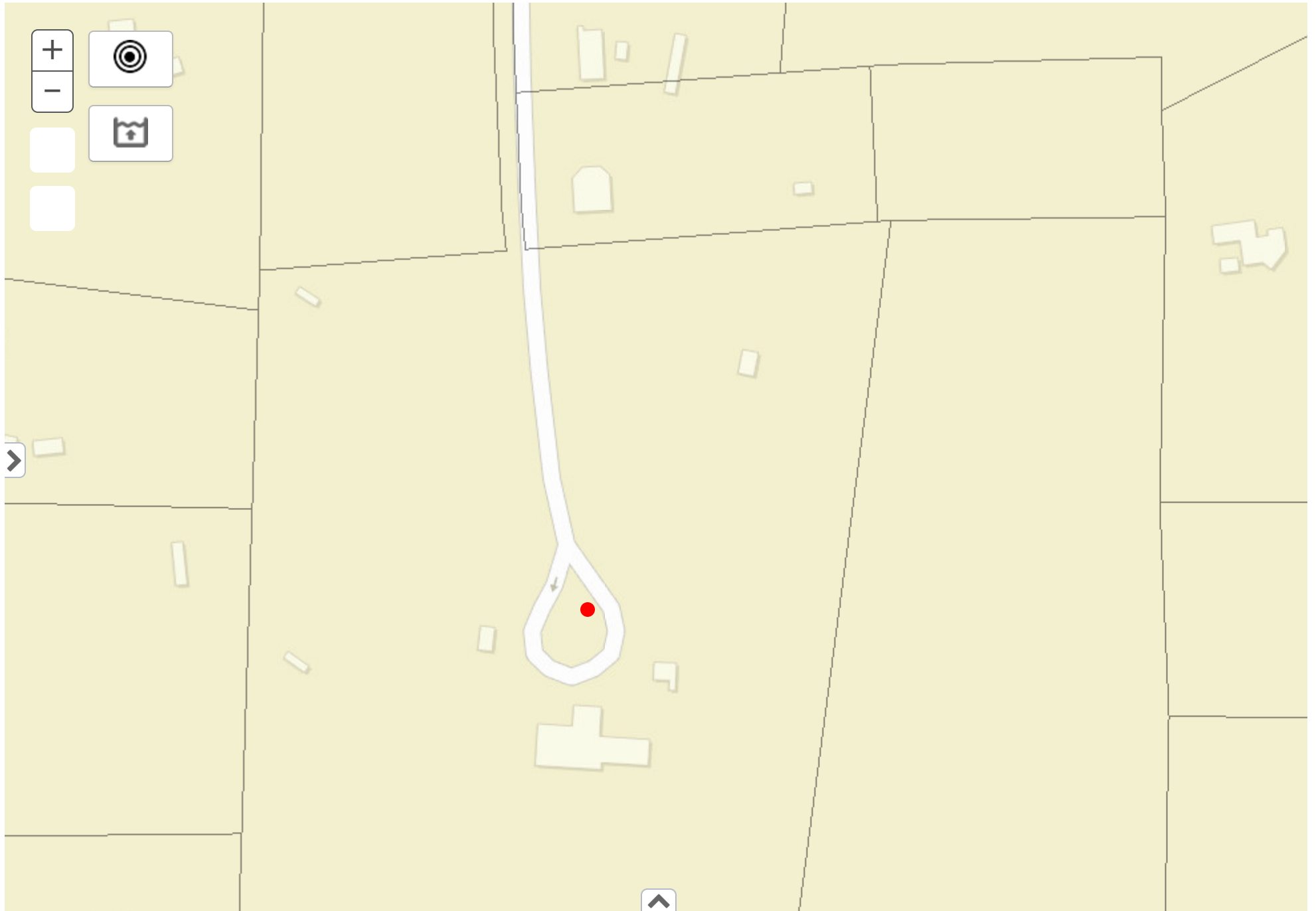
1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 3,200,000 gallons for the Evangeline.
5. Applicant currently has an OP in the amount of 6,800,000 gallons. Amount available pending approval of this application equals 10,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 5,207,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new well in the Evangeline aquifer. Applicant currently holds OP-16111801B-CHEV with an allocation of 6,800,000 gallons for the Evangeline. Water from this well to supply water for additional RV connections. Applicant is requesting the construction of a new Evangeline well to sever 146 existing and 55 new RV connections. Applicant also has 4 acres of landscaping, grass and tree irrigation. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.





Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

OP-16111801C-CHEV\_3083 Investments, LLC (Leisure Lane RV Park)  
15406 FM 3083, Grangerland



# HWY 105 Asset LLC

Attn: Josh Milne  
6315B FM 1488 Rd, Suite 192  
Magnolia, TX 77354

Permit No. OP-23092701-CHEV

## Operating Permit

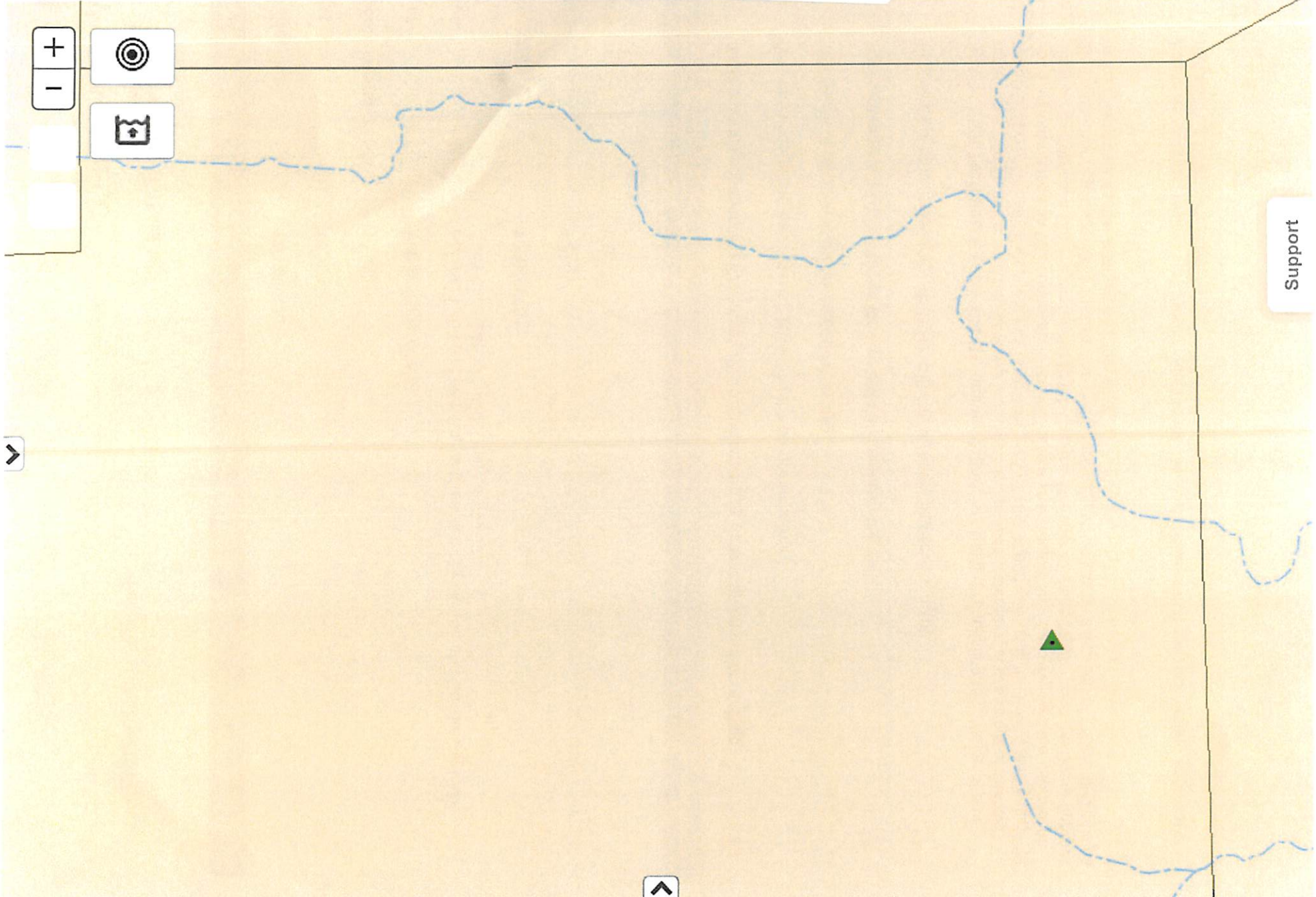
<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	18.250
<b>GM Recommendation (MG):</b>	18.250
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	Approx. 1,100 feet east from intersection of Hwy 105 and Goode City Lane, Cleveland, (Lat 30/18/30, Long 95/11/29)
<b>Well Registration:</b>	2023092701
<b>Depth (ft):</b>	400.0
<b>Diameter (in):</b>	6.0

## Recommendation

1. Issue a permit commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 18,250,000 gallons for 2023 and annually thereafter.
5. Applicant will provide water for the HWY 105 Asset community development.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well which will provide water for a single family residential development. Applicant is also requesting an allocation of 18,250,000 gallons in the Evangeline aquifer for 2023 annually based on 932 connections for 365 days a year. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 18,250,000 gallons in the Evangeline aquifer annually as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303



# Quadvest, LP. (Benders Landing)

Attn: Mark Urback  
26926 FM 2978  
Magnolia, TX 77354

Permit No. OP-04030801L-CHEV

## Amend Operating Permit

**Date of Hearing:** 12/12/2023

**Request (MG):** None Requested

**GM Recommendation (MG):** None Requested

**Water use:** Public Supply (PWS) & Irrigation

**Location:** 27219 W Balsam Fir Cir, Spring

**Well Registration:** 2023100902

**Depth (ft):** 1000.0

**Diameter (in):** 16.0

## Information

1. **Amend permit** - add well to aggregate system. Permit Term: commencing December 12, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant is not requesting an increase in allocation at this time.
5. Applicant currently has an HUP180-CHEV in the amount of 8,136,000 gallons in the Chicot and an OP-04030801K-CHEV in the amount of 628,622,283 gallons in the Evangeline. Amount available pending approval of this application equals 636,758,283 gallons in the Chicot&Evangeline.
6. Applicant's reported pumpage for 2023 equals 582,375,900 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Evangeline aquifer well. Applicant currently holds HUP180-CHEV and OP-04030801K-CHEV with an aggregate allocation of 636,758,283 gallons for the Chicot/Evangeline. Water from this well to supply water mostly residential area. Applicant is requesting the construction of a new Evangeline well with no additional allocation being requested at this time. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

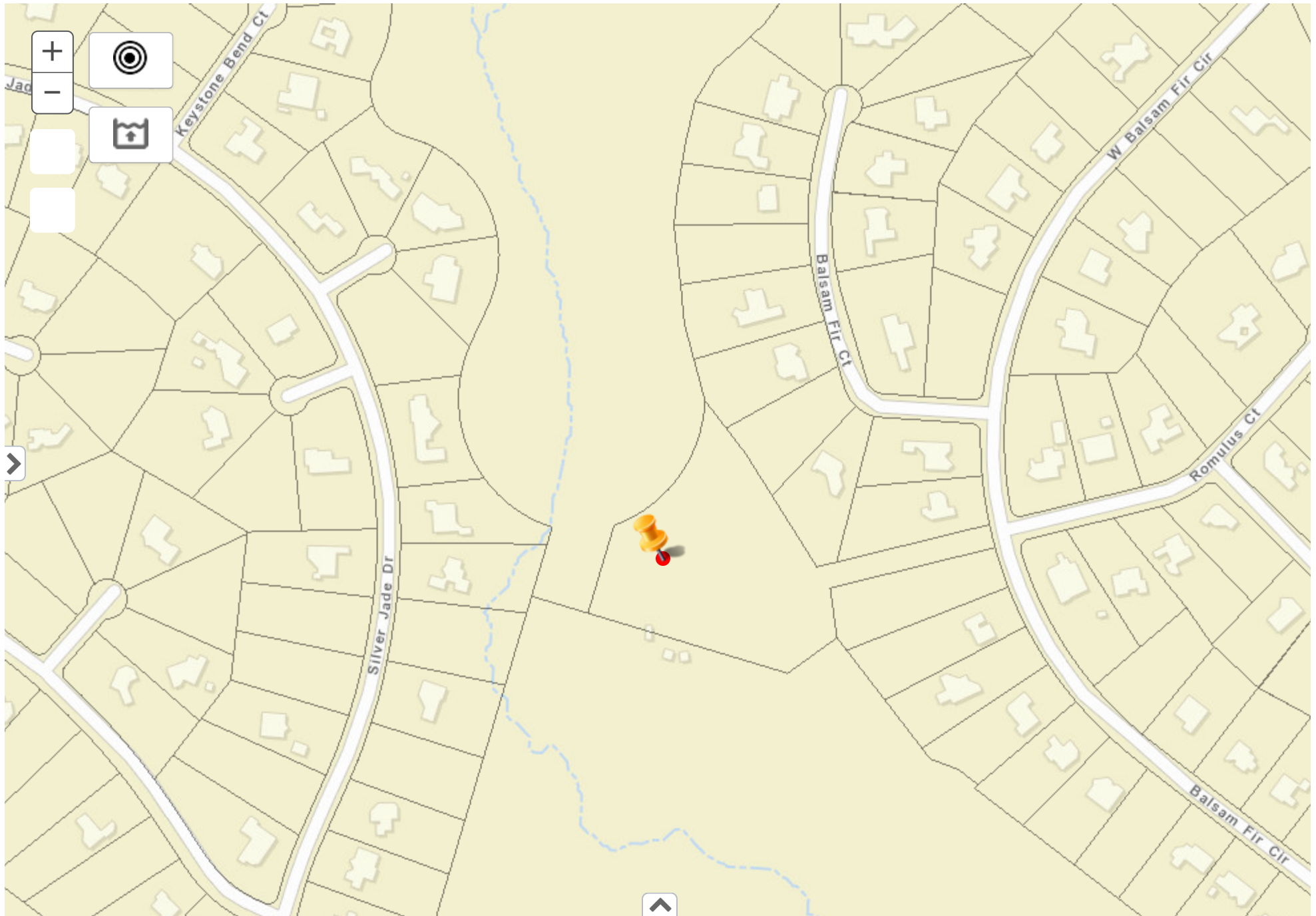




Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

Quadvest, LP. (Benders Landing) OP-04030801L-CHEV  
27219 W. Balsam Fir Cir.

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# Quadvest, LP. (Decker Farms)

Attn: Chris Oliver  
26926 FM 2978  
Magnolia, TX 77354

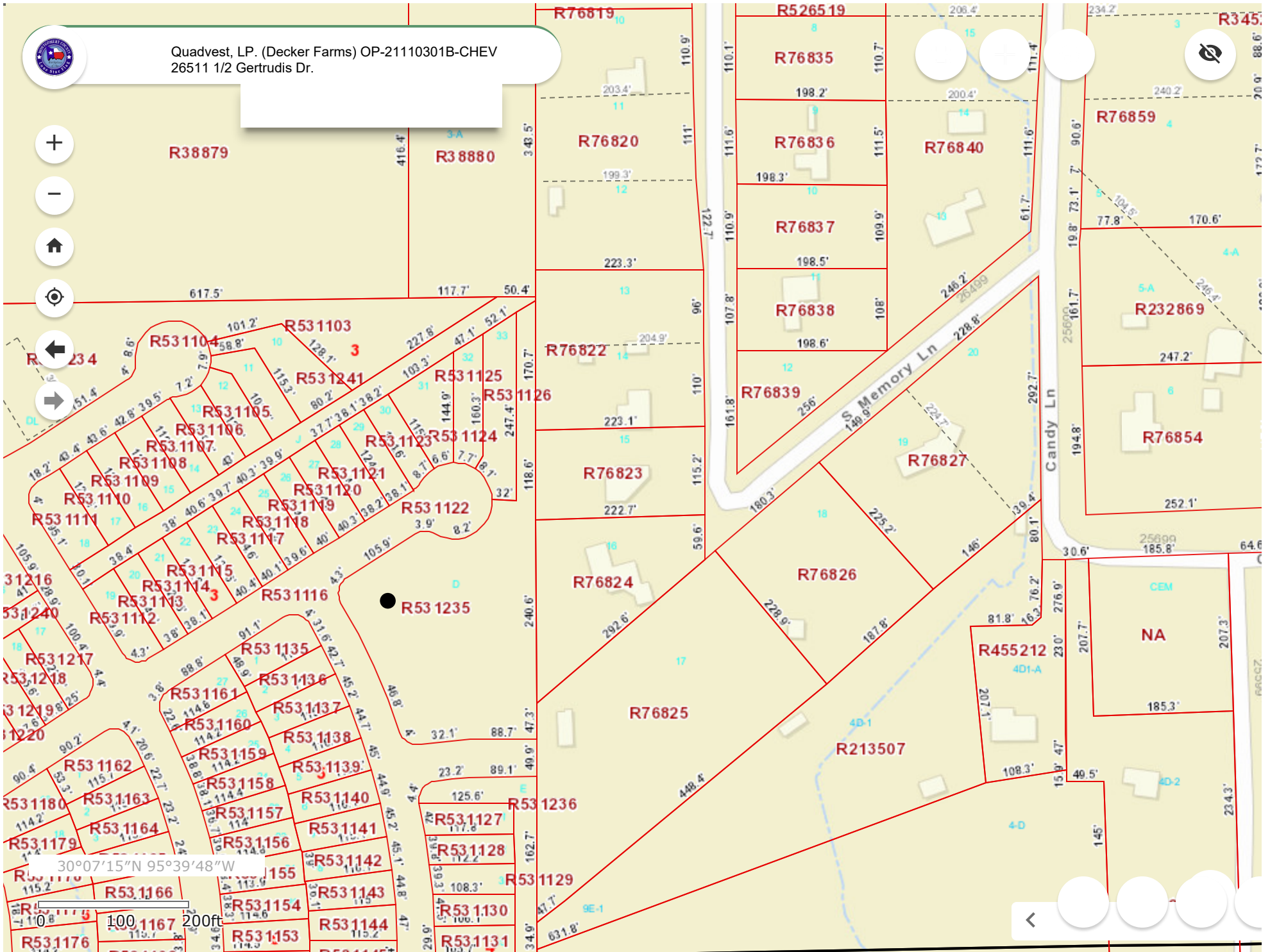
Permit No. OP-21110301B-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	None Requested
<b>GM Recommendation (MG):</b>	None Requested
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	26511 1/2 Gertrudis Dr, Magnolia
<b>Well Registration:</b>	2023100904
<b>Depth (ft):</b>	400.0
<b>Diameter (in):</b>	8.0

## Information

1. **Amend permit** - add well to aggregate system. Permit Term: commencing December 12, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant is not requesting an increase in allocation at this time.
5. Applicant currently has OP2110301A-CHEV in the amount of 42,650,328 gallons in the Evangeline. Amount available pending approval of this application equals 42,650,328 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 26,905,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Evangeline aquifer well. Applicant currently holds OP-21110301A-CHEV with an allocation of 42,650,328 gallons for the Evangeline. Water from this well to supply water mostly residential area. Applicant is requesting the construction of a new Evangeline well with no additional allocation being requested at this time. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Quadvest, LP. (Decker Farms) OP-21110301B-CHEV  
26511 1/2 Gertrudis Dr.

30°07'15"N 95°39'48"W

100 200ft



# Greater Harris County 911 Emergency Network

Attn: Sam Mitchell  
22419 Inwood Forest Drive  
Montgomery, TX 77356

Permit No. OP-23101802-JSPR

## Operating Permit

Date of Hearing:	12/12/2023
Request (MG):	0.100
GM Recommendation (MG):	0.100
Water use:	Commercial
Location:	22419 Inwood Forest Drive, Montgomery
Well Registration:	2023101804
Depth (ft):	400.0
Diameter (in):	4.0

## Recommendation

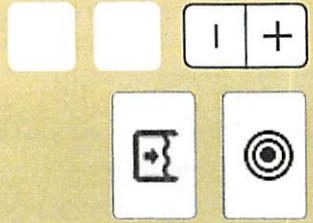
1. Issue a permit commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 100,000 gallons for 2023 and annually thereafter.
5. Applicant will provide water for the Greater Harris County 911 Emergency Network facility.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well which will provide water for Greater Harris County 911 Emergency Network. Applicant is also requesting an allocation of 100,000 gallons in the Jasper aquifer for 2023 annually based on 1 connections and approximately 10 employees for 365 days a year. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 100,000 gallons in the Evangeline aquifer annually as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

Greater Harris County 911 Emergency  
Network  
OP-23101802  
Well Reg 223101804  
22419 Inwood Forest Drive.

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# LHC Development, LLC

Attn: Matt Adams  
P O Box 2046  
Willis, TX 77378

Permit No. OP-22031501A-JSPR

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	0.100
<b>GM Recommendation (MG):</b>	0.100
<b>Water use:</b>	Commercial & Irrigation
<b>Location:</b>	17965 Hwy 75 N, Willis
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 100,000 gallons.
5. Applicant currently has an OP in the amount of 127,000 gallons in the Jasper. Amount available pending approval of this application equals 227,000 gallons in the Jasper.
6. Applicant's reported pumpage for 2023 equals 172,737 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-22031501A-JSPR with an allocation of 127,000 gallons in the Jasper annually. Applicant is requesting an increase in the permit allocation of 100,000 gallons in the Jasper annually. If approved the revised allocation will be 227,000 gallons in the Jasper annually. Applicant serves a construction company with 0.22 acres of irrigation and a 1,500 gallon fire tank. Applicant states this is their first full year of usage under estimated needs. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 100,000 gallons in the Jasper annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

# East Montgomery County MUD #5

Attn: Timothy Green  
9 Greenway Plaza, Suite 1100  
Houston, TX 77046

Permit No. OP-14061303G-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	300.000
<b>GM Recommendation (MG):</b>	300.000
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	1875 ft west of intersection of Roman Forest Blvd and I69, New Caney (Lat. 30/10/20 Long 95/12/37)
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 300,000,000 gallons.
5. Applicant currently has an OP in the amount of 253,000,000 gallons. Amount available pending approval of this application equals 553,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 291,773,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-14061303F-CHEV with an allocation of 253,000,000 gallons and two wells in the Evangeline aquifer. Applicant currently uses the water from these wells to serve 2543 single family connections and 7 commercial connections. The usage for 2023 thus far is 291,773,000 gallons. Applicant is requesting an additional 300,000,000 gallons annually due to the increasing of population and additional connections being developed. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 300,000,000 gallons annually as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

# Forestar (USA) Real Estate Group, Inc. (Future EMCMUD 13)

Attn: Aaron Carpenter (EMCMUD 13 Attorney)  
3200 Southwest Fwy, #2600  
Houston, TX 77027

Permit No. OP-23110801-CHEV

## Operating Permit

<b>Date of Hearing:</b>	12/12/2023	
<b>Request (MG):</b>	433.475	
<b>GM Recommendation (MG):</b>	433.475	
<b>Water use:</b>	Public Supply (PWS)	
<b>Location:</b>	From intersection of Bowdoin/Champion Rd: East 2,531 feet, then south 212 feet, Splendora, (Lat 30/14/11 Long 95/13/35)	From intersection of Bowdoin/Champion Rd: East 2,531 feet, then south 160 feet, Splendora, (Lat 30/14/12 Long 95/13/35)
<b>Well Registration:</b>	2023110801	2023110802
<b>Depth (ft):</b>	400	400
<b>Diameter (in):</b>	10	10

## Information

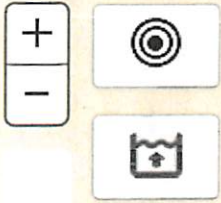
1. Issue a permit commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 433,475,000 gallons for 2023 and annually thereafter.
5. Applicant will provide water for the future East Montgomery County MUD 13.
6. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of 2 new wells which will provide water for the future East Montgomery County MUD 13. Applicant is also requesting an allocation of 433,475,000 gallons in the Evangeline aquifer for 2023 annually based on 2010 connections. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the 2 new wells, as well as an allocation of 433,475,000 gallons in the Evangeline aquifer annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District  
655 Conroe Park North Drive, Conroe, TX 77303

Forestar (USA) Real Estate Group, Inc.  
(Future EMCUD 13)  
OP-23110801  
Well Reg. 2023110801  
Well Reg. 2023110802

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Support

Bowdoin Rd

Bowdoin Rd

Well 2023110801 ▲

Well 2023110802 ▲

# East Montgomery County Mud 3

Attn: Tarynn Fossati  
P. O. Box 2749  
Spring, TX 773832749

Permit No. OP03-0020F-JSPR

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	32.500
<b>GM Recommendation (MG):</b>	32.500
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	20135 Gene Campbell Blvd, New Caney
<b>Well Registration:</b>	2004092802
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 32,500,000 gallons.
5. Applicant currently has an OP for the Jasper aquifer in the amount of 50,000,000 gallons . Amount available pending approval of this application equals 82,500,000 gallons.
6. Applicant's reported pumpage for 2023 equals 38,724,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP03-0020E-JSPR with an allocation of 50,000,000 gallons. Applicant currently uses the water from this wells to serve 920 single family connections, 27 commercial connections and 10 acres of irrigation. Applicant is requesting an additional 32,500,000 gallons annually for OP03-0020F-JSPR due to the residential and commercial growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 32,500,000 gallons annually for OP03-0020F-JSPR as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



# East Montgomery County Mud 3

Attn: Tarynn Fossati  
P. O. Box 2749  
Spring, TX 773832749

Permit No. OP03-0020F-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	32.500
<b>GM Recommendation (MG):</b>	32.500
<b>Water use:</b>	Public Supply (PWS)
<b>Location:</b>	East of Nichols Rd at East Third of Gene Campbell Rd
<b>Well Registration:</b>	2012011901
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 32,500,000 gallons.
5. Applicant currently has an OP for the Evangeline aquifer in the amount of 50,000,000 gallons. Amount available pending approval of this application equals 82,500,000 gallons for the Evangeline aquifer.
6. Applicant's reported pumpage for 2023 equals 94,647,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds OP03-0020E-CHEV with an allocation of 50,000,000 gallons. Applicant currently uses the water from these wells to serve 920 single family connections, 27 commercial connections and 10 acres of irrigation. Applicant is requesting an additional 32,500,000 gallons annually for OP03-0020F-CHEV due to the residential and commercial growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 32,500,000 gallons annually for OP03-0020F-CHEV.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



# Church of God - 7th Day The Way

Attn: Ozzie Capetillo  
9200 Kidwell Ln  
Willis, TX 77318

Permit No. OP-15062401C-JSPR

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	0.100
<b>GM Recommendation (MG):</b>	0.100
<b>Water use:</b>	Public Supply
<b>Location:</b>	11429 FM 830 Rd, Willis
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 100,000 gallons.
5. Applicant currently has an OP in the amount of 100,000 gallons. Amount available pending approval of this application equals 200,000 gallons.
6. Applicant's reported pumpage for 2023 equals 127,130 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-15062401-JSPR with an annual allocation in the Jasper Aquifer of 100,000 gallons annually. Applicant is requesting an increase in the permit allocation of 100,000 gallons in the Jasper Aquifer. If approved, the revised allocation will be 200,000 gallons in the Jasper Aquifer annually. Water from this allocation is used to provide the needs of a church facility with an average of 200 persons 2 days a week for 52 weeks per year and 5 employees with a kitchen, locker room and showers. Applicant notes that the water is used for sanitary purposes only, with no irrigation or other uses. District staff and consultants have reviewed the information supplied by the applicant and recommends to the General Manager that she recommend the Board approved the requested increase of 100,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

# Tri-County Behavioral Healthcare

Attn: Danielle Newlon  
P O Box 3067  
Conroe, TX 77304

Permit No. OP-16101901A-CHEV

## Amend Operating Permit

<b>Date of Hearing:</b>	12/12/2023
<b>Request (MG):</b>	0.880
<b>GM Recommendation (MG):</b>	0.880
<b>Water use:</b>	Irrigation & Impoundment Irrigation
<b>Location:</b>	233 Sgt. Ed Holcomb Blvd. S., Conroe
<b>Well Registration:</b>	N/A
<b>Depth (ft):</b>	N/A
<b>Diameter (in):</b>	N/A

## Information

1. **Amend permit** - increase allocation. Permit Terms: commencing December 12, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 880,000 gallons.
5. Applicant currently has an OP in the amount of 880,000 gallons. Amount available pending approval of this application equals 1,760,000 gallons.
6. Applicant's reported pumpage for 2023 equals 1,551,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-16101901 with an allocation of 880,000 gallons for the Evangeline. Applicant uses the water from this allocation for irrigation and impoundment irrigation. Applicant is requesting an additional 880,000 gallons for the Evangeline annually. If approved the annual allocation will be 1,760,000 gallons for the Evangeline annually. Applicant provides irrigation to estimated 3 acres and impoundment irrigation to existing 0.733 acre detention pond. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 880,000 gallons for the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

## **LSGCD COMMENTS TO THE BOD 12-12-2023**

I am John Yoars, a resident of The Woodlands, Texas. I offer the following comments to the LSGCD Board of Directors.

Affordable water is the goal for all Montgomery County residents. Affordable water will not always be defined as the cheapest water to produce today. When LSGCD proposed to GMA 14 their desired DFC Option 3 which would have reduced the water table in the Jasper Aquifer to below 1000 feet in south Montgomery County it created a great concern. The Woodlands MUD's and the SJRA studied the cost of deepening Jasper Wells to produce water from the proposed water table. That cost was over \$30,000,000 and was footnoted by the engineering observation that a traditional deep well pump shaft driven from the ground level motor might not even be feasible to install. If the Evangaline wells had to be deepened to pump from the Jasper, the total cost was estimated to be \$85,000,000. But, even with the estimated cost it was determined that the current strategy to maintain the water tables under The Woodlands in the Evangaline and Jasper Aquifers by using surface water to meet the needs of a growing water requirements was a lower cost of service charge to the residents. The surface water cost, which is higher than a well pump produced water cost, is in this case more affordable to The Woodlands residents.

The science of ground water withdrawal is if you are lowering the water table you are exceeding the capacity of the aquifer to recharge. LSGCD's view that the Jasper Aquifer is a big tank that can just be pumped at will is not a reasonable view for providing affordable water to its residents. At some point, as we found in The Woodlands, the cost of drilling deeper wells, new well pumping equipment, and higher operating cost of the pumps will exceed the cost of the alternative, surface water.

The current strategy of the LSGCD of “Draining the Jasper” may well be a costly strategy and clearly not one that provides the residents of Montgomery County with affordable water.

John Yoars



# LONE STAR GROUNDWATER CONSERVATION DISTRICT

November 14, 2023

## MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on October 10, 2023.

### CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:00 PM announcing the meeting open to the public.

### ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener  
Stuart Traylor  
Janice Thigpen  
Jonathan Prykryl  
Jon Paul Bouché  
Garry Dent

Sevent members of the Board were present, thus constituting a quorum of the Board of Directors. Also, in attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit “A” to the Regular Board of Directors Meeting minutes.*

Director Bouché lead prayer and Secretary Thigpen lead the US and Texas pledges.

### PUBLIC COMMENTS:

No comments were received.

Ms. Hein stated there are 23 permit applications before the Board today. Of these items, twelve (12) include requests for an increase in allocation, two (2) are requests to add a new well to an existing permit, two (2) are requested to add a new well and increase allocation to an existing permit, five (5)

requests for a new permits, and finally two (2) are requests to permit an existing well or wells. I would like to bring your attention to Items 8, 20, 21,22, and 23, as they required submittal of a hydrogeological report due all due to the well systems being capable of producing more than 700 GPM. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**i. Woodlands Nursery Tree Farm LLC**

Applicant is requesting an amendment to an Operating Permit OP-17030101-CHEV for registration of a new Evangeline Aquifer well. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**ii. The Springs Events**

Applicant is requesting an amendment to an Operating Permit OP-21082701-CHEV for an increase in production authorization in the amount of 500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**iii. Woodlands Nursery, LLC (4598 FM1488 Rd)**

Applicant is requesting an amendment to an Operating Permit OP-13102901-CHEV for an increase in production authorization in the amount of 5,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**iv. Matwalk Investments LLC**

Applicant is requesting an amendment to an Operating Permit OP-19052001-CHEV for an increase in production authorization in the amount of 5,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**v. Vestex Development, LLC**

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 179,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**vi. Martin Marietta**

Applicant is requesting an amendment to an Operating Permit OP-15121801-CHEV for an increase in production authorization in the amount of 2,500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**vii. Montgomery Land Partners (Legacy Houston Development)**

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 28,492,630 gallons for 2023 and annually thereafter. Based on a technical review

of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**viii. Montgomery Land Partners (Legacy Houston Development)**

Applicant is requesting registration of a new Jasper Aquifer well and production authorization in the amount of 100,000,000 gallons for 2023 and annually thereafter. Due to the max gpm of the well system, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**ix. Seiver Industries, LLC**

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 546,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**x. Blaketree Municipal Utility District #1**

Applicant is requesting an amendment to an Operating Permit OP-07120602-CHEV for registration of a new Evangeline Aquifer well. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xi. White Oak Water Supply Corporation**

Applicant is requesting an amendment to an Operating Permit OP03-0056F-CHEV for an increase in production authorization in the amount of 4,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xii. Gideon Water LLC (The Preserve Subdivision)**

Applicant is requesting an amendment to an Operating Permit OP-22042701-CHEV for registration of an existing Evangeline Aquifer well. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xiii. DR Horton Texas Ltd. (future MUD #199)**

Applicant is requesting amendment to an Operating Permit OP-22051901-CHEV for registration of a new Evangeline Aquifer well and production authorization in the amount of 14,750,960 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xiv. Deer Trail Water District LLC**

Applicant is requesting an amendment to an Operating Permit OP-18101801-CHEV for an increase in production authorization in the amount of 6,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xv. Steven J. Gibson**

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 5,500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xvi. Berkshire Woodland**

Applicant is requesting an amendment to an Operating Permit OP-17012601-CHEV for an increase in production authorization in the amount of 2,828,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xvii. Benders Landing Estates POA**

Applicant is requesting an amendment to an Operating Permit OP-16040801-CHEV for an increase in production authorization in the amount of 2,864,511 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xviii. K & K Construction, Inc. (Farrell Rd)**

Applicant is requesting amendment to an Operating Permit OP-11030401-CHEV for registration of a new Evangeline Aquifer well and production authorization in the amount of 10,000,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xix. T.N.M. Corporation**

Applicant is requesting registration of two existing Evangeline Aquifer wells and production authorization in the amount of 2,946,103 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xx. East Montgomery County MUD 14**

Applicant is requesting an amendment to an Operating Permit OP-21082403-CHEV for an increase in production authorization in the amount of 146,000,000 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xxi. East Montgomery County MUD 12**

Applicant is requesting an amendment to an Operating Permit OP-19060701-CHEV for an increase in production authorization in the amount of 181,000,000 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.



**xxii. Walnut Cove Water Supply Corp.,**

Applicant is requesting an amendment to an Operating Permit OP-22080301-JSPR for an increase in production authorization in the amount of 15,000,000 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

**xxiii. Montgomery County MUD #185**

Applicant is requesting an amendment to an Operating Permit OP-21081601-CHEV for an increase in production authorization in the amount of 174,400,000 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system, a hydrogeological report was required for the proposed amendment. LSGCD technical consultants have reviewed the submitted hydrogeological report and found it meets the requirements as detailed in District Rules and guidance documents. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Director Bouché moved to approve item #1-14, as recommended by the Permitting Director and Vice President Traylor seconded the motion. Motion passed.

**ADJOURN:**

Treasurer Prykryl moved to adjourn the August 8, 2023 Public Hearing on Permit Applications and Director Bouché seconded the motion. Motion passed. The meeting was adjourned at 6:03 pm.

**PASSED, APPROVED, AND ADOPTED THIS 14<sup>th</sup> DAY OF NOVEMBER, 2023.**

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Janice Thigpen, Board Secretary

**LONE STAR  
GROUNDWATER CONSERVATION DISTRICT  
November 14, 2023  
MINUTES OF NOTICE OF RULEMAKING HEARING**

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on December 1, 2023

**1. Call to Order:**

President Spigner presided and called to order the Notice of Rulemaking Hearing at 6:04 PM, announcing that it was open to the public.

**2. Roll Call:**

The roll was called of the members of the Board of Directors, to wit:

Jim Spigner  
Stuart Traylor  
Janice Thigpen  
Jonathan Prykryl  
Jon Paul Bouché  
Garry Dent

Six members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, Kirstin Hein, Justin Saenz and Stacey V. Reese, District Counsel, and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

**3. Discussion of proposed amendment to the District Rules**

Ms. Reese explained that the district received one comment on the rule for allowing someone to petition for rule changes, which the board approved for publication at the last meeting. The comment suggested removing the requirement for individuals to explain why they want a rule and how it will affect them if the rule is not adopted. However, Ms. Reese recommended not making any changes in response to this comment, as she believed that the reasons for wanting a rule and the potential impact were important information for the board to consider when deciding whether to adopt the proposed rule. She also noted the December 1st deadline for adopting the rule to comply with the legislative mandate.

**4. Public comment on proposed changes to the District Rules**

No public comment was given.

**5. Discussion, consideration, and possible action approving amendments to the District Rules**

Vice President Traylor moved to adopt the proposed rule as is, Treasurer Prykryl seconded the motion. No discussion, President Spigner called for a voice vote, motion carried to adopt the proposed rule as is.

**6. Adjourn:**

Vice President Traylor moved to adjourn, Director Bouché seconded the motion, President Spigner called for a vote to adjourn, motion carried. The Notice of Rulemaking hearing adjourned at 6:07 PM

**PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF DECEMBER 2023**

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Janice Thigpen, Board Secretary

# LONE STAR GROUNDWATER CONSERVATION DISTRICT

**November 14, 2023**

## **MINUTES OF REGULAR MEETING**

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on September 12, 2023.

### **CALL TO ORDER:**

President Spigener presided and called to order the regular Board of Directors meeting at 6:08 PM, announcing that it was open to the public.

### **ROLL CALL:**

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener  
Stuart Traylor  
Janice Thigpen  
Jonathan Prykryl  
Jon Paul Bouché  
Garry Dent

Six members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, General Manager; Kirstin Hein Permitting Director, Justin Saenz, Education & Conservation Coordinator; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

### **PUBLIC COMMENTS:**

No public comments were made, two public comments were submitted via email and placed in the board's packet.

### **APPROVAL OF THE MINUTES:**

President Spigener stated the Board would consider the meeting minutes as listed for approval on today's agenda. Without further discussion, Vice-President Traylor moved to approve

the meeting as presented, Treasurer Prykryl seconded the motion. President Spigner Called for a voice vote, motion passed to approve the meeting minutes as presented.

- October 10, 2023, Hearing on Permit and Permit Amendment Applications
- October 10, 2023, Regular Meeting

## COMMITTEE REPORTS:

### A. Executive Committee

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting. Nothing to report

### A. Budget & Finance Committee – Jonathan Prykryl, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting. Nothing to report
- 2) Review of unaudited financials for the month of October 2023 – Sarah Kouba. Income for the month of October was \$306,973.69. Expenses were \$192,041.97, resulting in a net income of \$114,931.72. Year to date, net income as of October 31st was \$1,819,258.78. Total cash on October 31st was \$6,042,230.80.

### B. External Affairs Committee

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting President Spigner mentioned that they are continuing to meet with their legislative consultants to stay updated on legislative matters and to stay ahead of any developments in that area.
- 2) Discuss, consider, and possible action related to a contract with an external strategic communications consultant. President Spigner mentioned the need to discuss and possibly take action related to a contract for an external communications consultant. He highlighted the importance of improving their communication with the public.

Vice President Traylor moved accept the contract for an external strategic communications consultant. Treasurer Prykryl seconded the motion.

Discussion: Director Bouché expressed her impression of Mr. Van, the communications consultant, and mentioned his deep interest in water, water law, and water rights. She highlighted his commitment to conducting a comprehensive symposium, which she appreciated. President Spigner emphasized the need for effective communication within Montgomery County, stating that the district's previous communication consultants were not attuned to the local situation. He expressed confidence in the newly selected consultant, highlighting the individual's experience and deep involvement in water-related issues, which eliminates the need to bring him up to speed.



President Spigner called for a voice vote, motion carried to accept the contact for an external strategic communications consultant.

**C. DFC & Technical Committee – Stuart Traylor, Chair**

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting  
Vice President Traylor mentioned that they are meeting weekly to discuss the subsidence study and will provide a full update later in the agenda. He also mentioned that USGS will be giving a presentation on water levels in January, and their consultants will be giving a presentation on tracking the Desired Future Conditions (DFC) in February.

**D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair**

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting  
President Spigner mentioned that they have passed one rule as required by law but still have the rest of the rules to work on based on feedback received. They are planning a second round of rule revisions to be sent out to the public in the first part of the year, allowing people some time after the holidays to review and provide comments. He asked if the directors have had a chance to comment further.

**RECEIVE INFORMATION FROM DISTRICT’S TECHNICAL CONSULTANTS REGARDING SUBSIDENCE STUDIES AND/OR DISCUSSION REGARDING THE SAME:**

**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.**

Vice President Traylor provided an update on the coring project. He mentioned that they have a contract agreement and are looking forward to collaborating on the first phase. A pre-bid meeting was held on-site on October 30th, and they are accepting bids for the drilling phase of phase three, side one through CivCast. Questions can be submitted through CivCast or by contacting Ms. Kouba for guidance. The bidding deadline is Thursday, November 17th. They are actively working with SJRA on site #2 for the study, and the final agreement is under discussion.

**B. Discuss, consider, and possible action related to requests to use coring samples for other projects.**

Vice President Traylor made a motion not to consider donating or lending their core samples for any other project or analysis until their current project is completed. He emphasized the importance of their current project and the need to ensure they have access to the samples they may need later. He mentioned that they are not trying to be selfish with the samples but want to prioritize their ongoing study. After completing their study, the core samples will likely be available for other studies. Secretary Thigpen seconded the motion. President Spigner called for a voice vote, motion carried to not consider donation or lending the core samples for any project or analysis until the project is complete.

**GROUNDWATER MANAGEMENT AREA 14 - UPDATE THE BOARD ON THE ISSUES RELATED TO JOINT PLANNING ACTIVITIES AND DEVELOPMENT OF DESIRED FUTURE CONDITIONS IN GMA 14:**

President Spigner reported on the GMA 14 meeting that took place on October 26th in Brenham. He mentioned that he, Ms. Kouba, Ms. Reese, and Mr. Beach attended the meeting and that they had a productive discussion. Local officials, including commissioners, also attended the meeting, showing interest in jointly managing water resources. President Spigner noted that they received approval to develop an alternative model for use in planning, which he considers a significant development. He mentioned that the next GMA 14 meeting is scheduled for February 29th, and it will be held here at Lone Star GCD.

Ms. Reese clarified that while the scope of work for the consultants to develop an alternative model has been approved, the alternative model itself has not been approved yet. Additionally, the Gulf 2023 model, developed by Harris Galveston, has also not been approved by the Water Development Board. However, discussions with the Water Development Board have indicated that the concerns of the Groundwater Conservation Districts (GCDs) would be better addressed through an alternative model. The GMA GCDs have given the consultants the green light to begin working on this alternative model. The approval process for both the Gulf 2023 model and the alternative model is expected to follow in the future.

President Spigner clarified that the Gulf 2023 model was originally developed by a subsidence district for subsidence-related purposes. However, as a groundwater conservation district (GCD), their mission and needs differ from those of a subsidence district. Initially, the Texas Water Development Board was inclined to approve and impose the Gulf 2023 model on all districts, but the GCDs, including Montgomery County, have worked to convince them otherwise. The scope of work has been approved to develop an alternative model that will better serve the GCDs, and this approach is expected to be more advantageous for Montgomery County and other GCDs in the region. The goal is to create a model tailored to the needs of GCDs rather than using a subsidence-focused model.

## **GENERAL MANAGER'S REPORT:**

Ms. Kouba provided an update on the drought monitor, indicating that the report as of November 6th shows 31.69% of the county in D1 (moderate drought), 70% in D0 (abnormally dry), and 29.36% with no drought. She mentioned that they are actively monitoring this data and shared the source, which is [droughtmonitor.unl.edu](http://droughtmonitor.unl.edu). She also mentioned that they are in the proposal stage for software updates and will be in touch with the budget committee for discussions. Additionally, a website update is in progress. They are working on revamping applications and forms based on public feedback, including adding a checklist to assist with submittals. Ms. Kouba mentioned that they anticipate having open positions for an office manager and a permitting technician and will be posting those positions soon. Meetings for October were summarized along with Field activity.

Ms. Kouba explained the importance of upgrading the district's software. The goal of the software upgrade is to simplify processes and move towards online automation. This will allow for online applications, submissions, and permit viewing, making the experience more user-friendly. Ms. Kouba acknowledged that the project will take time but assured that it

will ultimately improve timelines, communication, and viewing capabilities for users, including helping them prepare for spacing requirements.

President Spigner thanked Ms. Kouba and Ms. Hein for all their work in getting a new software system.

**GENERAL COUNSEL’S REPORT:**

Ms. Reese stated she had nothing to report at this time. Ms. Reese confirmed the DFC committee would hold a special meeting to consider the quote for Phase III drilling.

**EXECUTIVE SESSION:**

The Board recessed at 6:34 PM into a closed Executive Session pursuant to Texas Government Code, Sections 551.074 to discuss personnel matters and annual review of the General Manager, and 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 hearing posted for today.

**RECONVENE IN OPEN SESSION:**

Following Executive Session, the Board reconvened in Open Session and President Spigener declared it open to the public at 7:13 PM

**NEW BUSINESS:**

Nothing to report on currently.

**ADJOURN:**

There being no further business, Vice-President Traylor moved to adjourn the meeting and Treasurer Prykryl seconded the motion. The meeting was adjourned at 7:15 PM.

**PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF December 2023.**

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Janice Thigpen, Board Secretary

**LONE STAR  
GROUNDWATER CONSERVATION DISTRICT  
December 1, 2023  
MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING**

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on December 1, 2023

**1. Call to Order:**

Vice President Traylor presided and called to order the Special Board of Directors meeting at 10:00 AM, announcing that it was open to the public.

**2. Roll Call:**

The roll was called of the members of the Board of Directors, to wit:

Stuart Traylor  
Janice Thigpen  
Jon Paul Bouché  
Kenneth Earnest  
Garry Dent

Five members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, Kirstin Hein, Justin Saenz. Joining virtually were: Stacey V. Reese, District Counsel; Mike Keester, Chris Drabek, and James Beach, technical consultants, and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

**3. Director Bouché lead the Prayer and Director Earnest recited the pledges of Allegiance.**

**4. Open Remarks – Jim Spigener, Board President, and Sarah Kouba, General Manager**

Ms. Kouba explained that the special board meeting was called due to the timeline requirements for the coring project and the approaching holidays. She provided an overview of the bidding process, including the posting of the project on October 16th, a pre-bid meeting on October 30th, and the bid deadline of November 21st (extended from November 17th due to a typographical error). The bids were evaluated based on various criteria, such as proposal price, project experience, work schedule, personnel, drilling equipment, and safety record. The technical team and the DFC committee reviewed the bids and recommended awarding the bid to Alsay. Ms. Kouba expressed gratitude to all bidders for their interest and noted the potential for future coring projects, encouraging bidders to stay engaged for future opportunities.

**5. Discuss, consider, and possible action related to selection of bid for Lone Star GCD Subsidence Study Phase III, Site 1 in collaboration with Porter Special Utility District**

Director Earnest moved, based on the recommendation from the DCC Committee to approve the contract from Alsay as written. Secretary Thigpin seconded the motion.

Discussion was held: Director Bouché asked for clarification to ensure there was not conflict of interest

with the Alsay, Ms. Kouba confirmed on conflict of interest. Vice President Traylor emphasized that the DFC Committee thoroughly evaluated the bids and found Alsay to be the best option. This decision was based on factors such as price, experience, and the mobilization date, with a significant emphasis on the mobilization date. Alsay committed to mobilizing by the fifth day of February, which would provide more time for the project. In contrast, the second bidder would not mobilize until April, and this delay was deemed insufficient for obtaining core samples and conducting the necessary analysis for the model. Time was considered crucial in this context. Secretary Thigpin inquired about the drilling of the core time frame, Mr. Keester confirmed it would be 60 days and completed by April 18. Director Dent inquired if the coring conducted by the contactor or be subcontracted out, Ms. Kouba confirmed Alsay as the contractor.

No further discussion, Vice President called for a voice vote, motion carried to accept the contact from Alsay for the Phase III Coring based off the DFC committee's recommendation.

- 6. Discuss, consider, and possible action related to requests to use coring samples for other projects.** Vice President Taylor moved to not consider donating or lending our core samples for any other project or analysis until we've have completed our project. Director Earnest Second the motion:

Discussion was held: Vice President Traylor explained that this item was discussed at the last regular board meeting but was brought back to ensure the proper procedure was followed. He emphasized his unchanged position as the chair of the DFC committee, stating that it's essential to remain focused on the ongoing project. He expressed that while he is not opposed to others using the cores once the district's project is completed, the priority is to ensure the project finishes on time without any potential delays. Director Dent expressed his opposition to the motion, mentioning that a proposal for a student work supervised by a leading Foraminifera expert in the country had been submitted to the district. This project was planned for next fall, and the approval by the board was necessary for the university to secure funding for it. He clarified that there wouldn't be any immediate work done, as the project was in preparation for the future.

Vice President Traylor called for a voice vote, motion carried to not consider donation or lending our core samples for any other project or analysis until the project has been completed.

**7. Adjourn:**

Director Bouché moved to adjourn, Secretary Thigpen seconded the motion, Vice President Traylor called for a vote to adjourn, motion carried. The Special Board of Directors meeting adjourned at 10:15 AM

**PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF DECEMBER, 2023**

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Janice Thigpen, Board Secretary



**Lone Star Groundwater Conservation District**  
**Balance Sheet**

As of November 30, 2023

Accrual Basis

	Nov 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Bank (Money Market)	6,348,888.15
First Bank (Operating)	101,764.03
TexPool	49,719.37
<b>Total Checking/Savings</b>	6,500,371.55
<b>Accounts Receivable</b>	
Accounts Receivable	1,107,553.86
<b>Total Accounts Receivable</b>	1,107,553.86
<b>Other Current Assets</b>	
Allow for Bad Debts	-9,717.13
<b>Prepaid Insurance</b>	
TWCA premium	7,626.53
Prepaid Dishonesty & Public Bond	1,178.30
<b>Total Prepaid Insurance</b>	8,804.83
<b>Total Other Current Assets</b>	-912.30
<b>Total Current Assets</b>	7,607,013.11
<b>Fixed Assets</b>	
<b>Bldg &amp; Land</b>	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-462,212.04
<b>Total Bldg &amp; Land</b>	1,391,527.23
<b>Furniture &amp; Equipment</b>	
Furniture/Fixture/Equipment	353,692.94
Accumulated Depreciation	-293,184.09
<b>Total Furniture &amp; Equipment</b>	60,508.85
<b>Total Fixed Assets</b>	1,452,036.08
<b>TOTAL ASSETS</b>	9,059,049.19
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	56,674.59
<b>Total Accounts Payable</b>	56,674.59
<b>Other Current Liabilities</b>	
Deposits Payable	54.00
<b>Accrued Expenses</b>	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-68,400.46
<b>Total Accrued Expenses</b>	-1,228.93
Accrued Vacation Time	22,339.97
Deferred Revenue	227,581.27

**Lone Star Groundwater Conservation District**  
**Balance Sheet**

Accrual Basis

As of November 30, 2023

	Nov 30, 23
<b>Direct Deposit Liabilities</b>	
ICMA loan	0.11
ICMA 457-EE potion	-0.11
Mission Sq 401(a)-EE portion	0.05
Mission Sq-401(a) - ER portion	-0.03
Guardian-EE portion	-107.71
<b>Total Direct Deposit Liabilities</b>	<b>-107.69</b>
<b>Payroll Liabilities</b>	<b>2,365.78</b>
<b>Total Other Current Liabilities</b>	<b>251,004.40</b>
<b>Total Current Liabilities</b>	<b>307,678.99</b>
<b>Total Liabilities</b>	<b>307,678.99</b>
<b>Equity</b>	
Invested in Capital Assets, net	1,518,850.65
Opening Bal Equity	-189.25
Retained Earnings	3,646,107.98
Net Income	3,586,600.82
<b>Total Equity</b>	<b>8,751,370.20</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,059,049.19</b>

**Lone Star Groundwater Conservation District**  
**Statement of Revenues and Expenditures - Budget vs. Actual**  
**November 2023**

4:03 PM  
12/06/23  
Accrual Basis

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
AWS Production Permit	0.00	250.00	0.00	2,750.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	1,375.00	1,500.00
Early Conversion Credits	0.00		-5,395.50		
Emergency Permit	0.00		1,500.00		
Existing Well Application	400.00	125.00	625.00	1,375.00	1,500.00
Operating Permit	4,300.00	1,833.33	67,626.52	20,166.63	22,000.00
Temporary Permit	0.00		750.00		
Application Fee - Other	0.00	412.50	450.00	4,537.50	4,950.00
Total Application Fee	4,700.00	2,745.83	65,556.02	30,204.13	32,950.00
Change of Ownership/Type	450.00	333.33	7,350.00	3,666.63	4,000.00
Record Request	0.00	125.00	0.00	1,375.00	1,500.00
Returned Check Fee	0.00	4.16	50.00	45.76	50.00
Well/Meter Re-Inspection Fees	0.00	166.66	0.00	1,833.26	2,000.00
Total Administrative Fee	5,150.00	3,374.98	72,956.02	37,124.78	40,500.00
Interest Income					
Lone Star GCD Fees	716.19	416.66	7,179.32	4,583.26	5,000.00
Agricultural Permits					
Agricultural OP 2024	932.82		932.82		
Agricultural HUP 2024	672.73		672.73		
Agricultural HUP 2023	104.75	95.38	725.25	1,049.18	1,144.57
Agricultural OP 2023	93.20	112.95	856.50	1,242.45	1,355.43
Total Agricultural Permits	1,803.50	208.33	3,187.30	2,291.63	2,500.00
Export Fees					
Historic Use Fee	0.00	50.00	0.00	550.00	600.00
Historic Use Fee 2024	528,666.69		528,666.69		
Historic Use Fee 2023	96,570.42	125,000.00	1,060,355.14	1,375,000.00	1,500,000.00
Total Historic Use Fee	625,237.11	125,000.00	1,589,021.83	1,375,000.00	1,500,000.00

**Lone Star Groundwater Conservation District**  
**Statement of Revenues and Expenditures - Budget vs. Actual**  
**November 2023**

4:03 PM  
 12/05/23  
 Accrual Basis

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Budget
Operating Permit Fees					
Operating Permit 2024	1,012,972.26		1,037,900.46		
Operating Permit 2023	177,999.39	116,666.66	1,664,449.13	1,283,333.26	1,400,000.00
Operating Permit 2022	10.00		1,072.23		
Operating Permit 2021	10.00		10.00		
Operating Permit 2020	10.00		10.00		
Operating Permit 2019	10.00		10.00		
<b>Total Operating Permit Fees</b>	<b>1,191,011.65</b>	<b>116,666.66</b>	<b>2,703,451.82</b>	<b>1,283,333.26</b>	<b>1,400,000.00</b>
AWS Production fees					
AWS Production Fees - 2024	75,159.60		88,659.60		
AWS Production Fees - 2023	14,473.20	16,666.66	161,965.20	183,333.26	200,000.00
<b>Total AWS Production fees</b>	<b>89,632.80</b>	<b>16,666.66</b>	<b>250,624.80</b>	<b>183,333.26</b>	<b>200,000.00</b>
Overpumpage of a Permit	0.00	4,166.66	889,485.06	45,833.26	50,000.00
Penalty/ Interest	0.00	833.33	27,997.15	9,166.63	10,000.00
<b>Total Lone Star GCD Fees</b>	<b>1,907,685.06</b>	<b>263,591.64</b>	<b>5,463,767.96</b>	<b>2,899,508.04</b>	<b>3,163,100.00</b>
<b>Total Income</b>	<b>1,913,551.25</b>	<b>267,383.28</b>	<b>5,543,903.30</b>	<b>2,941,216.08</b>	<b>3,208,600.00</b>
<b>Gross Profit</b>	<b>1,913,551.25</b>	<b>267,383.28</b>	<b>5,543,903.30</b>	<b>2,941,216.08</b>	<b>3,208,600.00</b>
Expense					
Election Expense	0.00	8,333.33	3,094.00	91,666.63	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	45,833.26	50,000.00
Total Litigation	0.00	4,166.66	0.00	45,833.26	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	4,583.26	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	89,833.26	98,000.00
PAM Units	0.00	1,250.00	777.00	13,750.00	15,000.00
Educational Curriculum Schools	0.00	4,166.66	70,138.93	45,833.26	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	687.50	750.00
Website Modification	0.00	416.66	0.00	4,583.26	5,000.00
ET Weather Station Network	40.13	208.33	474.33	2,291.63	2,500.00
Communication/Public Awareness	39.79	1,666.66	4,439.87	18,333.26	20,000.00
Conservation Products	0.00	666.66	0.00	7,333.26	8,000.00
<b>Total Community Aware/Public Relation</b>	<b>79.92</b>	<b>17,020.79</b>	<b>75,830.13</b>	<b>187,228.69</b>	<b>204,250.00</b>
<b>Total Educate/Public Aware Coordinate</b>	<b>79.92</b>	<b>17,020.79</b>	<b>75,830.13</b>	<b>187,228.69</b>	<b>204,250.00</b>

**Lone Star Groundwater Conservation District**  
**Statement of Revenues and Expenditures - Budget vs. Actual**  
**November 2023**

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Budget
<b>Attorney Fees</b>					
Legislative Consulting	9,000.00	12,500.00	123,000.00	137,500.00	150,000.00
PIA Legal Work	0.00	416.66	4,434.50	4,583.26	5,000.00
General Counsel Work	20,582.37	31,250.00	277,781.03	343,750.00	375,000.00
Legal Work - Additional	0.00	2,500.00	18,528.85	27,500.00	30,000.00
<b>Total Attorney Fees</b>	<b>29,582.37</b>	<b>46,666.66</b>	<b>423,744.38</b>	<b>513,333.26</b>	<b>560,000.00</b>
<b>Board Expense</b>					
Meeting/Conference	68.39	833.32	8,248.84	9,166.52	10,000.00
Per Diem	2,750.00	5,250.00	46,000.00	57,750.00	63,000.00
Payroll Tax Liability - Board	212.12	458.33	3,436.63	5,041.63	5,500.00
Board Meeting Expense	1,196.50	583.33	7,093.79	6,416.63	7,000.00
<b>Total Board Expense</b>	<b>4,227.01</b>	<b>7,124.98</b>	<b>64,779.26</b>	<b>78,374.78</b>	<b>85,500.00</b>
<b>Advertising/Public Notices</b>					
Audit Fees	297.75	500.00	1,340.20	5,500.00	6,000.00
Building Expense	0.00	812.50	9,750.00	8,937.50	9,750.00
Building Maintenance	525.00	4,166.66	40,554.91	45,833.26	50,000.00
Utilities & Housekeeping	3,181.33	4,333.33	54,786.81	47,666.63	52,000.00
<b>Total Building Expense</b>	<b>3,706.33</b>	<b>8,499.99</b>	<b>95,341.72</b>	<b>93,499.89</b>	<b>102,000.00</b>
<b>Computer Support</b>					
Hosting/Internet/Backup	600.10	2,333.33	7,082.62	25,666.63	28,000.00
Repair & Support	1,945.00	2,166.66	21,177.81	23,833.26	26,000.00
Software	184.00	833.32	8,676.07	9,166.52	10,000.00
<b>Total Computer Support</b>	<b>2,729.10</b>	<b>5,333.31</b>	<b>36,936.50</b>	<b>58,666.41</b>	<b>64,000.00</b>
<b>Engineering</b>					
District Engineer	24,246.25	12,500.00	147,860.50	137,500.00	150,000.00
Engineering Consult Svcs	410.00	23,333.33	172,114.29	256,666.63	280,000.00
GMA 14 Planning	1,330.00	6,250.00	20,456.42	68,750.00	75,000.00
Well Permit Database Management	5,000.00	8,333.33	16,631.21	91,666.63	100,000.00
<b>Total Engineering</b>	<b>30,986.25</b>	<b>50,416.66</b>	<b>357,062.42</b>	<b>554,583.26</b>	<b>605,000.00</b>
<b>Field/Technical Expense</b>					
Field Supplies	0.00	291.66	1,401.93	3,208.26	3,500.00
Vehicle Fuel Expense	440.91	541.66	4,879.10	5,958.26	6,500.00
Vehicle/MobileLab Repair & Maint	755.24	250.00	2,352.20	2,750.00	3,000.00
Vehicle -Capital expense	0.00	3,750.00	42,531.95	41,250.00	45,000.00
<b>Total Field/Technical Expense</b>	<b>1,196.15</b>	<b>4,833.32</b>	<b>51,165.18</b>	<b>53,166.52</b>	<b>58,000.00</b>

**Lone Star Groundwater Conservation District**  
**Statement of Revenues and Expenditures - Budget vs. Actual**  
**November 2023**

4:03 PM  
 12/06/23  
 Accrual Basis

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Budget
<b>Insurance</b>					
Bonds	54.19	83.33	506.48	916.63	1,000.00
Building & Property Insurance	402.83	416.66	4,678.15	4,583.26	5,000.00
Errors and Omissions	188.00	216.75	1,978.00	2,384.25	2,601.00
Liability	70.42	98.16	877.10	1,079.76	1,178.00
Vehicle Insurance	420.55	426.25	3,066.15	4,688.75	5,115.00
<b>Total Insurance</b>	<b>1,135.99</b>	<b>1,241.15</b>	<b>11,105.88</b>	<b>13,652.65</b>	<b>14,894.00</b>
<b>Manager</b>					
Travel/Edu/Training	0.00	666.66	2,803.27	7,333.26	8,000.00
Vehicle Allowance	600.00	600.00	5,430.00	6,600.00	7,200.00
<b>Total Manager</b>	<b>600.00</b>	<b>1,266.66</b>	<b>8,233.27</b>	<b>13,933.26</b>	<b>15,200.00</b>
<b>Memberships Dues /Subscriptions</b>	0.00	833.33	10,678.00	9,166.63	10,000.00
<b>Miscellaneous</b>					
Miscellaneous Expense	0.00	416.66	37.49	4,583.26	5,000.00
<b>Total Miscellaneous</b>	<b>0.00</b>	<b>416.66</b>	<b>37.49</b>	<b>4,583.26</b>	<b>5,000.00</b>
<b>Office Expenses</b>					
Equipment Lease - Copier	175.00	188.88	1,489.50	1,511.04	1,700.00
Office Equipment	0.00	708.33	6,268.32	7,791.63	8,500.00
Office Supplies	487.97	541.66	4,964.89	5,958.26	6,500.00
<b>Total Office Expenses</b>	<b>662.97</b>	<b>1,438.87</b>	<b>12,722.71</b>	<b>15,260.93</b>	<b>16,700.00</b>
<b>Payroll Expenses</b>					
Salaries	51,078.19	65,833.33	513,941.02	724,166.63	790,000.00
Payroll Tax Liability	3,729.96	3,875.00	38,252.32	42,625.00	46,500.00
Retirement	3,064.68	3,750.00	30,568.77	41,250.00	45,000.00
Medical/Life	5,491.41	5,833.33	58,881.02	64,166.63	70,000.00
SUI	1.75	208.33	120.69	2,291.63	2,500.00
Workman's Comp	88.59	183.33	1,259.56	2,016.63	2,200.00
Payroll Service Fees	727.00	83.33	1,531.95	916.63	1,000.00
<b>Total Payroll Expenses</b>	<b>64,181.58</b>	<b>79,766.65</b>	<b>644,555.33</b>	<b>877,433.15</b>	<b>957,200.00</b>
<b>Postage Expense</b>					
Postage Meter & Supplies	0.00	83.33	827.08	916.63	1,000.00
Postage/Shipping/Delivery Ser	0.00	500.00	532.56	5,500.00	6,000.00
<b>Total Postage Expense</b>	<b>0.00</b>	<b>583.33</b>	<b>1,359.64</b>	<b>6,416.63</b>	<b>7,000.00</b>
<b>Printing</b>	482.73	750.00	4,505.02	8,250.00	9,000.00



**Lone Star Groundwater Conservation District**  
**Statement of Revenues and Expenditures - Budget vs. Actual**  
**November 2023**

4:03 PM  
 12/05/23  
 Accrual Basis

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Budget
<b>Programs</b>					
Subsidence Study - Phase III	3,428.75	12,500.00	85,232.07	137,500.00	150,000.00
Additional Scientific Programs	0.00	2,083.33	0.00	22,916.63	25,000.00
Hydrogeological Modeling/Protec	0.00	83.33	500.00	916.63	1,000.00
<b>USGS Joint Funding Agreement</b>					
USGS - Groundwater Level Data	0.00	1,279.16	11,512.33	14,070.76	15,350.00
USGS - Water Level chg/subside	0.00	4,738.00	42,642.51	52,118.00	56,856.00
<b>Total USGS Joint Funding Agreement</b>	<b>0.00</b>	<b>6,017.16</b>	<b>54,154.84</b>	<b>66,188.76</b>	<b>72,206.00</b>
<b>Total Programs</b>	<b>3,428.75</b>	<b>20,683.82</b>	<b>139,886.91</b>	<b>227,522.02</b>	<b>248,206.00</b>
<b>Rebate Water Use Fees</b>	<b>0.00</b>	<b>1,250.00</b>	<b>0.00</b>	<b>13,750.00</b>	<b>15,000.00</b>
Travel/Training Staff	341.82	666.66	5,174.44	7,333.26	8,000.00
Depreciation	0.00	4,166.66	0.00	45,833.26	50,000.00
<b>Total Expense</b>	<b>143,638.72</b>	<b>266,771.99</b>	<b>1,957,302.48</b>	<b>2,933,925.25</b>	<b>3,200,700.00</b>
<b>Net Ordinary Income</b>	<b>1,769,912.53</b>	<b>611.29</b>	<b>3,586,600.82</b>	<b>7,290.83</b>	<b>7,900.00</b>
<b>Net Income</b>	<b>1,769,912.53</b>	<b>611.29</b>	<b>3,586,600.82</b>	<b>7,290.83</b>	<b>7,900.00</b>



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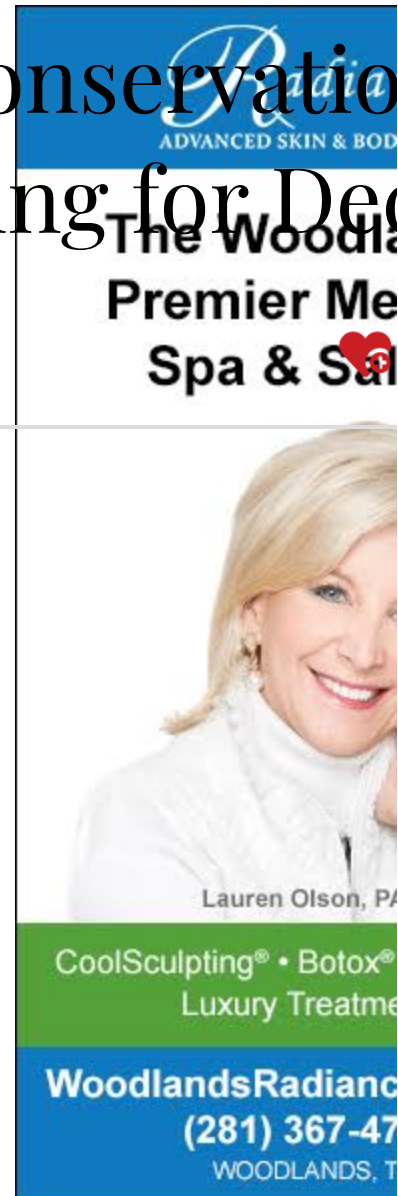
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# Lone Star Groundwater Conservation District calls Special Meeting for Dec

By: Woodlands Online Staff | Published 11/28/2023



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# SPECIAL MEETING OF THE BOARD OF DIRECTORS

# DECEMBER 1, 10:00 AM

JAMES B. "JIM" WESLEY BOARD ROOM  
655 CONROE PARK NORTH  
CONROE, TEXAS 77303

LoneStarGCD.org

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THE WOODLANDS, TX – The Lone Star Groundwater Conservation District (LSGCD) has announced a Special Meeting of the Board of Directors for 10:00 a.m. on Friday, December 1, 2023. The meeting can be attended either in person at the James B. "Jim" Wesley Board Room, 655 Conroe Park North in Conroe, or virtually.



link.

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The agenda will include the discussion, consideration, and possible action related to selection of bid for Subsidence Study Phase III, Site 1 in collaboration with Porter Special Utility

[Click here to learn how to attend the meeting virtually and to register](#)



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