

LONE STAR GROUNDWATER CONSERVATION DISTRICT

December 14, 2021

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 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 14, 2021.

CALL TO ORDER:

President Hardman 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:

Jon Paul Bouché
Harry Hardman
Larry Rogers
Jonathan Prykryl
Janice Thigpen
Stuart Traylor

Six 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; District staff; 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.*

PRAYER AND PLEDGES OF ALLEGIANCE:

President Hardman called on Director Bouche for the opening prayer and Director Thigpen to lead the Pledge of Allegiance and the Pledge of Allegiance to the state flag.

PUBLIC COMMENTS:

No comments were received.

Ms. Reiter briefed the Board on permit applications received for the month. Applications for consideration and recommended for possible approval included the below:

1. Montgomery County MUD #172

Applicant is requesting registration of a new well and production authorization in the amount of 5,521,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

2. Shea Homes Houston, LLC (future MUD #163)

Applicant is requesting for 2 proposed wells to be drilled not to exceed 275,944,000 gallons annually. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

3. Landvest 242, LLC

Applicant is requesting registration of an existing well not permitted with the District and production authorization of not to exceed 250,000 gallons annually for. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

4. MOD FM LLC

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 100,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

5. City of Cut and Shoot

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 40,000,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

6. Enchanted Cove Water System

Applicant is requesting an amendment to an Operating Permit for drilling authorization only. No additional production authorization is being requested at this time. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

7. Crystal Springs Water (White Rock Acres)

Applicant is requesting registration of a new well and production authorization in the amount of 15,000,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

8. DMJM Enterprises LLC

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 820,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

9. HMW Special Utility District (Coe Country)

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 46,851,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

10. Chateau Woods MUD Water Plant 3

Applicant is requesting registration of a new well and production authorization in the amount of 158,000,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

11. Cathedral Lakes Well

Applicant is requesting registration of a new well and production authorization in the amount of 30,000,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

12. Montgomery County MUD #137

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 8,200,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

13. Montgomery County MUD #96

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 20,000,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

14. East Montgomery County MUD 12

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 20,000,100 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

15. Dennis Davis

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 300,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

16. Montgomery County Mud #56

Applicant is requesting an amendment to an Operating Permit for an increase in production authorization in the amount of 8,900,000 gallons for 2021 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Ms. Reiter reported that there were sixteen applications for this month. Following Ms. Reiter's report, Director Bouche motioned to approve items #1-#16, as recommended by the General Manager. Director Thigpen seconded. Motion passed.

President Hardman adjourned the public hearing on permit applications at 6:02 PM.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF JANUARY 2022.



Larry Rogers, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

December 14, 2021

MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public, 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 14, 2021.

CALL TO ORDER:

President Hardman presided and called to order the regular Board of Directors meeting at 6:02 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:

Jon Paul Bouché
Harry Hardman
Larry Rogers
Jonathan Prykryl
Janice Thigpen
Stuart Traylor

Six members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese (virtual), District Counsel; District staff; 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 comments received

EXECUTIVE SESSION:

President Hardman announced Executive Session would be held at the end of the Board Meeting.

RECONVENE IN OPEN SESSION:

The meeting proceeded without dismissal for Executive Session

APPROVAL OF THE MINUTES:

President Hardman stated the Board would consider the meeting minutes as listed for approval on today's agenda. Without further discussion, upon a motion by Treasurer Spigener to approve as amended and seconded by Director Thigpen, the Board approved the meeting minutes as presented.

- a) November 09, 2021, Public Hearing on Permit Applications
- b) November 09, 2021, Regular Board of Directors Meeting

COMMITTEE REPORTS:

A. Budget & Finance Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting – Ms. Reiter announced the budget for 2022 was ready to be approved following the review of the unaudited financials for December.
- 2) Review of unaudited financials for the month of November 2021 – Samantha Reiter reported that for the month of November 2021, income was \$1,546,258.20 and expenses were \$115,991.07 resulting in a net income of over 1.4 million. Year-to-date net income is \$2,419,956.95 Total cash on hand was \$3.4 million.
- 3) Discuss, consider and possible action regarding the approval of Resolution #21-011 adopting Amended FY 2022 Operating and Capital Outlay Budget- Ms. Reiter discussed the Amended 2022 Operating and Capital Budget, reviewing the changes made. Treasurer Spigener made a motion to approve the Amended 2022 Operating and Capital Outlay Budget, Director Thigpen seconded. Motion passed. *A copy of this Resolution #21-011 is attached hereto as Exhibit "B".*

B. Communications Committee – Harry Hardman, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting -President Hardman stated the Communications Committee had nothing to report.

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 stated the Committee had met earlier that day and called on Ms. Reiter to discuss the USGS interlocal agreement. The consultants have been in contact with USGS and reminded the board that renewals are done yearly. The

Committee decided no action to would be taken at this month's meeting. Another meeting is scheduled for January to review questions the board still has.

D. Legislative Committee – Harry Hardman, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
– President Hardman apprised the board that he has been in contact with the Legislators and meetings are to take place after the holidays.

E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
– Secretary Rogers had no updates.

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

- a) Discussion, consideration, and possible action to approve Subsidence Study Phase 2 Scope of Work-

Ms. Reiter informed the Board that the Phase 2 Scope of Work Summary had been drafted by Jennifer Thayer, Education Coordinator, then sent to District Consultants for markup. The summary is now available on the website.

The draft report for Task 1 for Phase 2 was in the Directors folders and an update would be made available at the next meeting.

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

Ms. Reiter had nothing to add aside from the next GMA 14 meeting will be held January 5th, 2022, at 9:30am.

GENERAL MANAGER'S REPORT:

Ms. Reiter announced the General Manager's Report was available in the Board packets.

GENERAL COUNSEL'S REPORT:

Ms. Reese stated all litigation that the District has been following is on-going, and she had no further updates at this time.

EXECUTIVE SESSION:

The Board will recess for a closed Executive Session pursuant to Texas Government Code, Sections 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 conflict 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 at 8:41 PM and President Hardman declared no action will be taken.

NEW BUSINESS:

No new business.

ADJOURN:

There being no further business, Vice President Traylor motioned to adjourn the meeting and Director Thigpen seconded. The meeting was adjourned at 8:42 PM.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF JANUARY 2022.



Larry Rogers, Board Secretary