



**NOTICE OF HEARINGS AND MEETING
OF THE BOARD OF DIRECTORS OF THE
LONE STAR GROUNDWATER CONSERVATION DISTRICT
To be held on Tuesday, February 8, 2022
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, FEBRUARY 8, 2022, 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. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 9.608925 mg annually, 900' north of Karen Switch Rd and 400' east of the railroad tracks, (Lat. 30/15/34, Long. 95/42/16), Magnolia, Public Supply (PWS) and Irrigation use;
 - ii. WGB RV Park on the Lake LLC, for a proposed amendment to OP-08030301, increase of 1 mg annually, 12351 FM 830, Willis, Commercial and Irrigations use;
 - iii. Shapla Enterprises, for a proposed amendment to OP-17011901, increase of 0.25 mg annually, 13736 FM 1097 W., Willis, Commercial and Irrigation use;
 - iv. TecPac Ventures LLC, for a proposed amendment to OP-07030101, increase of 0.025 mg annually, 37825 Spur 149, Magnolia, Commercial use;
 - v. Aziz Masjid Al-Ansaar ISGH, for a proposed amendment to OP-13032102, increase of 0.5 mg annually, 15217 Sunset Trail, Conroe, Commercial use;
 - vi. Weisinger Incorporated (supply well MUD #172), for a proposed well to be drilled at 96701 Longstreet Rd., Willis, not to exceed 5 mg annually, Industrial use;
 - vii. Splendoria ISD, for a proposed amendment to OP-08111401, increase of 2.5 mg annually, 23411 FM 2090, Splendoria, Public Supply (PWS) and Irrigation use;

DUC# 22-0226
POSTED
02/02/2022 03:48PM
SARIS COPPE
MARY TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



- viii. C & R Water Supply, Inc. (Timberline Estates), for a proposed amendment to OP03-0059, increase of 4 mg annually, 13310 Cedar Hill, Willis, Public Supply (PWS) use;
 - ix. C & R Water Supply Inc (Emerson Estates), for a proposed amendment to OP03-0030, increase of 20 mg annually, Carmen Rd – Emerson Estate, Lat 30/19/52, Long 95/18/50, Conroe, Public Supply (PWS) use;
 - x. C & R Water Supply Inc (Creeside Acres), for a proposed amendment to OP-07081006, increase of 3 mg annually, Creek Vista Ln (FM 2432), Lat 30/24/4, Long 95/25/35, Willis, Public Supply (PWS) use;
 - xi. C & R Water Supply Inc (Clear Water Cove), for a proposed amendment to OP-07081005, increase of 10 mg annually, 1097 Clearwater West, Montgomery, Public Supply (PWS) use;
 - xii. Mike Bulger/The Carriage House, for a proposed amendment to OP-14061302, increase of 0.55 mg annually, 3845 Sapp Rd., Conroe, Public Supply use; and
 - xiii. Deer Trail Water District LLC, for a proposed amendment to OP-18101801, increase of 9 mg annually, Approx. 2130 feet Northeast of intersection of Whipporwill Rd and Twin Pine Rd., Lat 30/21/46, Long. 95/23/27, Conroe, Public Supply (PWS) use.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:
- i. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 9.608925 mg annually, 900' north of Karen Switch Rd and 400' east of the railroad tracks, (Lat. 30/15/34, Long. 95/42/16), Magnolia, Public Supply (PWS) and Irrigation use;
 - ii. WGB RV Park on the Lake LLC, for a proposed amendment to OP-08030301, increase of 1 mg annually, 12351 FM 830, Willis, Commercial and Irrigations use;
 - iii. Shapla Enterprises, for a proposed amendment to OP-17011901, increase of 0.25 mg annually, 13736 FM 1097 W., Willis, Commercial and Irrigation use;
 - iv. TecPac Ventures LLC, for a proposed amendment to OP-07030101, increase of 0.025 mg annually, 37825 Spur 149, Magnolia, Commercial use;
 - v. Aziz Masjid Al-Ansaar ISGH, for a proposed amendment to OP-13032102, increase of 0.5 mg annually, 15217 Sunset Trail, Conroe, Commercial use;
 - vi. Weisinger Incorporated (supply well MUD #172), for a proposed well to be drilled at 96701 Longstreet Rd., Willis, not to exceed 5 mg annually, Industrial use;
 - vii. Splendor ISD, for a proposed amendment to OP-08111401, increase of 2.5 mg annually, 23411 FM 2090, Splendor, Public Supply (PWS) and Irrigation use;
 - viii. C & R Water Supply, Inc. (Timberline Estates), for a proposed amendment to OP03-0059, increase of 4 mg annually, 13310 Cedar Hill, Willis, Public Supply (PWS) use;
 - ix. C & R Water Supply Inc (Emerson Estates), for a proposed amendment to OP03-0030, increase of 20 mg annually, Carmen Rd – Emerson Estate, Lat 30/19/52, Long 95/18/50, Conroe, Public Supply (PWS) use;
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- xiii. Deer Trail Water District LLC, for a proposed amendment to OP-18101801, increase of 9 mg annually, Approx. 2130 feet Northeast of intersection of Whipporwill Rd and Twin Pine Rd., Lat 30/21/46, Long. 95/23/27, Conroe, Public Supply (PWS) use.

6. Adjourn or continue permit hearing in whole or in part.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

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 February 3, 2022, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk’s office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District



**NOTICE OF REGULAR MEETING OF THE
BOARD OF DIRECTORS**

TUESDAY, FEBRUARY 8, 2022, 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 (personnel matters—performance review of General Manager); and section §551.071, to consult with the District’s attorney regarding pending or contemplated litigation, settlement offers; or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the board meetings or hearings posted for today.

No action will be taken in Executive Session.

5. Re-convene in Open Session.
6. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
 - a) January 11, 2022, Hearing on Permits Minutes
 - b) January 11, 2022, Regular Board of Directors Meeting
7. Committee Reports:
 - A. Budget & Finance Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - 2) Review of unaudited financials for the month of January 2022 – Samantha Reiter



- B. Communications Committee – Harry Hardman, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - C. DFC & Technical Committee – Stuart Traylor, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - D. Legislative Committee – Harry Hardman, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - E. Rules, Bylaws & Policies Committee – Larry A. Rogers, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
8. Discussion, review, and possible approval of 2021 Annual Report for the Lone Star Groundwater District – Jennifer Thayer.
 9. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Samantha Stried Reiter and/or District’s technical consultant(s).
 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 – Samantha Reiter and/or District’s technical consultant(s).
 - a) Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14.
 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. – Samantha Stried Reiter
 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, and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open



records requests, policy, personnel, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

13. New Business.

14. Adjourn.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

These public hearings and meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting or hearing, please contact the Lone Star GCD at 936/494-3436 at least 24 hours in advance of the meeting.

At any time during one the above meetings or hearings and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Lone Star Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action during an open meeting.

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/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District