



BOARD MEETING

FEBRUARY 14, 2023

LSGCD



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

*To be held on Tuesday, February 14, 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, FEBRUARY 14, 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. WMC Steel, LLC, for a proposed amendment to OP-19072404-CHEV, increase of 0.908 mg annually, 18490 Main St, Conroe, Industrial and Commercial use;
 - ii. Magnolia Events Property LLC, for a proposed amendment to OP17052501-CHEV, increase of 0.4 mg annually, 32745 Dobbins-Huffsmith Rd, Magnolia, Commercial and Irrigation use;
 - iii. Addison Woods, LLC, for a proposed amendment to OP-19072403-CHEV, increase of 0.945200 mg annually, 1245 Pruitt Rd., Spring, Commercial use;
 - iv. Melvin Brad & Margo T. Chapin, for a proposed amendment to OP-07021202-CHEV, 8547 SH 242, Conroe, change in water use type from Industrial use to Commercial use;
 - v. T & W Water Services (Harbor Side) dba Blue Topaz Utilities, for a proposed amendment to OP-07092803-JSPR, increase of 2 mg annually, 18824 Harborside Blvd, Montgomery, Public Supply (PWS) and Commercial use;
 - vi. T & W Water Services (Hidden Springs Ranch) dba Blue Topaz Utilities, for a proposed amendment to OP-07092809-JSPR, increase of 9 mg annually, 36 Hidden Springs Ranch Rd., Willis, Public Supply (PWS) use;
 - vii. Montgomery County Mud #119, for a proposed amendment to OP07022301-CHEV, increase of 70 mg annually, hydrogeological report submitted with application, 3003 1/5 Waterbend Cove Birnham Woods, Spring, Public Supply (PWS) and Commercial use;
 - viii. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed



amendment to OP-07092802-JSPR, well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 119.122 mg annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells);

- ix. Aqua Texas, Inc. (Greenfield Forest), for a proposed amendment to OP03-0040-JSPR, Well Registration number 2015102704, 5422 ½ Tory Ann Drive, Magnolia, change in location of water use, Public Supply (PWS) use;
- x. Aqua Texas, Inc. (Westwood 1&2/Old Egypt) for proposed amendment to HUP023-CHEV, Well #2004072845 at 7010 Charred Pines, Magnolia, Well #2004072846 at 6515 Old FM 1488 Rd., Magnolia, with an allocation of 38.645 mg and OP-05072103-CHEV, Well #2022122701 at 329 Gotland Russ Ln, Spring and Well #2007013003 at FM 2978 @ FM 1488 Old Egypt, Magnolia, Lat 30/13/8, Long 95/32/59 with an allocation of 236.555 mg, to aggregate existing permits Aqua Texas, Inc. (Greenfield Forest), OP03-0040-CHEV, Well #1030371 at Greenfield Forest Water Plant, Magnolia, Lat 30/13/8, Long 95/32/59 with an allocation of 53.955 mg, and existing aggregate permit Aqua Texas, Inc. Bear Branch, HUP003-CHEV with a current allocation of 3.459 mg, Public Supply (PWS) use; for a total aggregate permitted allocation of 332.614 mg, and
- xi. Aqua Texas, Inc. (Westwood 1&2/Old Egypt) for proposed amendments to HUP023-JSPR, no wells currently registered/permitted, with an allocation of -0- gallons and Aqua Texas, Inc. (Westwood 1@2/Old Egypt)-OP-05072103-JSPR, no wells currently registered/permitted, with an allocation of -0- gallons to aggregate existing permit Aqua Texas, Inc. (Greenfield Forest) OP03-0040-JSPR Well #2015102704 at 5422 ½ Tory Ann Drive, Magnolia with a current allocation of 53.955 mg, Public Supply (PWS) use; for a total aggregate permitted allocation of 53.955 mg.

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

- i. WMC Steel, LLC, for a proposed amendment to OP-19072404-CHEV, increase of 0.908 mg annually, 18490 Main St, Conroe, Industrial and Commercial use;
- ii. Magnolia Events Property LLC, for a proposed amendment to OP17052501-CHEV, increase of 0.4 mg annually, 32745 Dobbins-Huffsmith Rd, Magnolia, Commercial and Irrigation use;
- iii. Addison Woods, LLC, for a proposed amendment to OP-19072403-CHEV, increase of 0.945200 mg annually, 1245 Pruitt Rd., Spring, Commercial use;
- iv. Melvin Brad & Margo T. Chapin, for a proposed amendment to OP-07021202-CHEV, 8547 SH 242, Conroe, change in water use type from Industrial use to Commercial use;
- v. T & W Water Services (Harbor Side) dba Blue Topaz Utilities, for a proposed amendment to OP-07092803-JSPR, increase of 2 mg annually, 18824 Harborside Blvd, Montgomery, Public Supply (PWS) and Commercial use;
- vi. T & W Water Services (Hidden Springs Ranch) dba Blue Topaz Utilities, for a proposed amendment to OP-07092809-JSPR, increase of 9 mg annually, 36 Hidden Springs Ranch Rd., Willis, Public Supply (PWS) use;
- vii. Montgomery County Mud #119, for a proposed amendment to OP07022301-CHEV, increase of 70 mg annually, hydrogeological report submitted with application, 3003 1/5 Waterbend Cove Birnham Woods, Spring, Public Supply (PWS) and Commercial use;
- viii. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed amendment to OP-07092802-JSPR, well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 119.122 mg annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells);
- ix. Aqua Texas, Inc. (Greenfield Forest), for a proposed amendment to OP03-0040-JSPR, Well Registration number 2015102704, 5422 ½ Tory Ann Drive, Magnolia, change in location of water use, Public Supply (PWS) use;



- x. Aqua Texas, Inc, (Westwood 1&2/Old Egypt) for proposed amendment to HUP023-CHEV Well #2004072845 at 7010 Charred Pines, Magnolia, Well #2004072846 at 6515 Old FM 1488 Rd., Magnolia, with an allocation of 38.645 mg and OP-05072103-CHEV, Well #2022122701 at 329 Gotland Russ Ln, Spring and Well #2007013003 at FM 2978 @ FM 1488 Old Egypt, Magnolia, Lat 30/13/8, Long 95/32/59 with an allocation of 236.555 mg, to aggregate existing permits Aqua Texas, Inc. (Greenfield Forest), OP03-0040-CHEV, Well #1030371 at Greenfield Forest Water Plant, Magnolia, Lat 30/13/8, Long 95/32/59 with an allocation of 53.955 mg, and existing aggregate permit Aqua Texas, Inc. Bear Branch, HUP003-CHEV with a current allocation of 3.459 mg, Public Supply (PWS) use; for a total aggregate permitted allocation of 332.614 mg, and
- xi. Aqua Texas, Inc, (Westwood 1&2/Old Egypt) for proposed amendments to HUP023-JSPR, no wells currently registered/permitted, with an allocation of -0- gallons and Aqua Texas, Inc. (Westwood 1@2/Old Egypt)-OP-05072103-JSPR, no wells currently registered/permitted, with an allocation of -0- gallons to aggregate existing permit Aqua Texas, Inc. (Greenfield Forest) OP03-0040-JSPR Well #2015102704 at 5422 ½ Tory Ann Drive, Magnolia with a current allocation of 53.955 mg, Public Supply (PWS) use; for a total aggregate permitted allocation of 53.955 mg.

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 February 9, 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/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District



NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, FEBRUARY 14, 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 §551.071, 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 10, 2023, Hearing on Permits
 - b) January 10, 2023, Regular Meeting
7. Committee Reports:
 - A. Budget & Finance Committee – Jonathan Prykryl, 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 2023 – Samantha Stried Reiter



- B. External Affairs Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - 2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD

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

- D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting

- 8. Presentation to receive and take action to proclaim March 6-12, 2023, as “National Groundwater Awareness Week” in Montgomery County, State of Texas. Resolution #23-001.

- 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, 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/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District

WMC Steel, LLC

Attn: Jose Navarrete / Plant manager
18490 Main St
Conroe, TX 77385

Permit No. OP-19072404B

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	0.908
GM Recommendation (MG):	0.908
Water use:	Industrial and Commercial
Location:	18490 Main St, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Amend permit - increase allocation. Permit Terms: commencing February 14, 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 908,000 gallons for the Chicot.
5. Applicant currently has an OP in the amount of 4,900,000 gallons for the Chicot. Amount available pending approval of this application equals 5,808,000 gallons for the Chicot.
6. Applicant's reported pumpage for 2022 equals 5,697,100 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-19072404A with an allocation of 4,900,000 gallons for the Chicot. Applicant uses the water from this allocation to provide for a steel & wire mesh fabrication facility. Applicant is requesting an additional 908,000 gallons for the Chicot annually. If approved the annual allocation will be 5,808,000 gallons for the Chicot annually. Applicant provides for the sanitary needs of 35 employees, customers, and trucking staff, 6 days a week. Applicant also maintains the levels of coating line and six mechanical float level closed-circuit cooling towers/pits during fabrication of the steel & wire mesh products. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 908,000 gallons for the Chicot annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Magnolia Events Property LLC

Attn: Richard Rodriguez
18314 Vintage Woodlane
Spring, TX 77379

Permit No. OP-17052501C

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	0.400
GM Recommendation (MG):	0.400
Water use:	Commercial & Irrigation
Location:	32745 Dobbin-Huffsmith Rd, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 14, 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 400,000 gallons for the Evangeline.
5. Applicant currently has an OP in the amount of 1,418,000 gallons for the Evangeline. Amount available pending approval of this application equals 1,818,000 gallons for the Evangeline.
6. Applicant's reported pumpage for 2022 equals 1,339,600 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-17052501A with an allocation of 1,418,000 gallons for the Evangeline annually. Applicant is requesting an increase of 400,000 gallons for the Evangeline. If approved the revised allocation will be 1,818,000 gallons for the Evangeline annually. Applicant uses the water to provide for the needs of an event center with 2.5 acres of irrigation. Applicant states the event center maximum capacity of 300 people and allows for an additional 10 catering staff. Event center is available 7 days a week. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 400,000 gallons for the Evangeline.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

T & W Water Services (Harbor Side) dba Blue Topaz Utilities

Attn: Ron Payne
P. O. Box 2927
Conroe, TX 77305

Permit No. OP-07092803E

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	2.000
GM Recommendation (MG):	2.000
Water use:	Public Supply (PWS) and Commercial
Location:	18824 Harborside Blvd., Montgomery
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 14, 2022 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 HUP in the amount of 441,000 gallons for the Jasper and an OP in the amount of 27,559,000 gallons for the Jasper. Amount available pending approval of this application equals 30,000,000 gallons for the Jasper.
6. Applicant's reported pumpage for 2022 equals 28,768,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP288 and OP-07092803C with an aggregate allocation of 28,000,000 gallons for the Jasper which serves the Harbor Side Subdivision. Applicant is requesting an increase of 2,000,000 gallons for the Jasper annually. If approved the revised allocation will be 30,000,000 gallons for the Jasper annually. Applicant further notes that there are currently 140 homes on 1 to 2 acre lots, with an estimated build out of 170. Applicant also notes that there are 2 commercial connections. Staff recommends to the General Manager that she recommend the Board approve the requested increase of 2,000,000 gallons for the Jasper annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

T & W Water Services (Hidden Springs Ranch) dba Blue Topaz Utilities

Attn: Ron Payne
P. O. Box 2927
Conroe, TX 77305

Permit No. OP-07092809I

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	9.000
GM Recommendation (MG):	9.000
Water use:	Public Supply (PWS)
Location:	36 Hidden Springs Ranch Rd., Willis
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 14, 2022 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 9,000,000 gallons for the Jasper.
5. Applicant currently has an OP in the amount of 45,000,000 gallons for the Jasper. Amount available pending approval of this application equals 54,000,000 gallons for the Jasper.
6. Applicant's reported pumpage for 2022 equals 50,691,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-07092890H with an allocation of 45,000,000 gallons for the Jasper which serves the Hidden Springs Ranch Subdivision. Applicant is requesting an increase of 9,000,000 gallons for the Jasper annually. If approved the revised allocation will be 54,000,000 gallons for the Jasper annually. Applicant further notes that there are currently 259 homes on 1+ acre lots, with an estimated buildout of 310 homes. Staff recommends to the General Manager that she recommend the Board approve the requested increase of 9,000,000 gallons for the Jasper annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County Mud #119

Attn: EDP-Compliance
17495 Village Green Dr
Houston, TX 77040

Permit No. OP-07022301H

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	70.000
GM Recommendation (MG):	70.000
Water use:	Public Supply (PWS)
Location:	3003 1/5 Waterbend Cove Birnham Woods, Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 14, 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 for the Evangeline.
5. Applicant currently has an OP in the amount of 437,000,000 gallons for the Evangeline. Amount available pending approval of this application equals 507,000,000 gallons for the Evangeline.
6. Applicant's reported pumpage for 2022 equals 470,120,000 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-07022301G with an allocation of 437,000,000 gallons for the Evangeline annually. Applicant uses the water for public water supply, and non-residential connections. Applicant is requesting an increase in the permit allocation of 70,000,000 gallons for the Evangeline annually. If approved the revised allocation will be 507,000,000 gallons for the Evangeline annually. Applicant has an estimated 2,618 single family dwellings, 582 multi-family dwellings, and 36 commercial and 92 irrigation connections. Applicant states continued connection growth and customer demand in requesting an increase. District staff have reviewed the information submitted by applicant and staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 70,000,000 gallons for the Evangeline annually.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Greenfield Forest)

Attn: Scot Foltz
1106 Clayton Ln., Ste 400W
Austin, TX 78723

Permit Nos. OP03-0040I-JSPR

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	No additional allocation being requested at this time
GM Recommendation (MG):	No additional allocation being requested at this time
Water use:	Public Supply (PWS)
Well Registration:	2015102704
Location:	5422 1/2 Tory Ann Drive, Magnolia
Depth:	N/A
Diameter:	N/A

Information

1. **Amend permit** - to change location of service. Permit Terms: commencing February 14, 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 any additional allocation at this time.
5. Applicant currently has OP03-0040I-JSPR with one well, Well Registration 201502704 in the Jasper aquifer. Permittee is requesting this well be amended due the change in service location.
6. **District Staff Technical Review and Recommendation:** Permittee currently holds permit OP03-0040 with one well in Jasper Aquifer. Permittee is requesting to amend the permit to change the location for service only. District staff have reviewed the information provided by the applicant. Staff recommend to the General Manager that she recommend the Board approve the change in service location as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Westwood 1&2/Old Egypt), (Bear Branch) (Greenfield Forest)

Attn: Scot Foltz
1106 Clayton Ln., Ste 400W
Austin, TX 78723

Permit Nos. HUP023/HUP003
OP-05072103/OP03-0040I

Amend Operating Permit

Date of Hearing: 2/14/2023
Request (MG): No additional allocation being requested at this time
Water use: Public Supply (PWS)
Well Registrations/Locations: See Below for Well Registration Information

Information

- Amend permit** - aggregate existing permits. Permit Terms: commencing February 14, 2023 in perpetuity (unless amended or revoked).
- No written opposition was received regarding the proposed permit.
- The permit application is administratively complete.
- Applicant is not requesting any additional allocation at this time.
- Permit Numbers and allocations:**
HUP023-CHEV Aqua Texas, Inc. (Westwood 1&2/Old Egypt) - 38.645mg
HUP003-CHEV Aqua Texas, Inc. (Bear Branch) - 3.459 mg
OP-05072103-CHEV Aqua Texas, Inc., (Westwood 1&2/Old Egypt) - 236.555 mg
OP03-0040-CHEV Aqua Texas, Inc. (Greenfield Forest) - 53.955 mg
- Well Registrations and Locations:**
HUP023-CHEV Well Registration: 2004072845 - 7010 Charred Pines, Magnolia
HUP023-CHEV Well Registraton 2004072846 - 6515 Old FM 1488 Rd, Magnolia
HUP003-CHEV - No Chev Wells
OP-05072103H-CHEV Well Registration 2007013003 - FM 2978 @ FM 1488 Old Egyt, Conroe
OP03-0040I-CHEV Well Registration 1030371 - Greenfield Forest Water Plant, Lat 30/13/8 Long 95/32/59
- District Staff Technical Review and Recommendation:** Permittee is requesting to amend the following permits in order to aggregate wells and allocations for existing permits:
- HUP023-CHEV with an allocation of 38.645 mg,
- HUP003-CHEV with an allocation of 3.459 mg,
- OP-05072103I-CHEV with an allocation of 236.555 mg and
- OP03-0040I-CHEV with an allocation of 53.955 mg.
Pending approval to aggregate permits, new total allocation will be 332.614 mg.
- A hydrogeological report is required due to the maximum GPM of the proposed aggregation of the existig permits and well systems will be greater than 700 gpm. District consultants have reviewed the submitted hydrogelological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
- Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Greenfield Forest)

Attn: Scot Foltz
1106 Clayton Ln., Ste 400W
Austin, TX 78723

Permit Nos. OP03-0040I

Amend Operating Permit

Date of Hearing: 2/14/2023
Request (MG): No additional allocation being requested at this time
Water use: Public Supply (PWS)
Well Registrations/Locations: See Below for Well Registration Information

Information

1. **Amend permit** - aggregate existing permits. Permit Terms: commencing February 14, 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 any additional allocation at this time.
5. **Permit Numbers and allocations:**
OP03-0040I-JSPR Aqua Texas, Inc. (Greenfield Forest) - 53.955 mg
6. **Well Registrations and Locations:**
OP03-0040-JSPR Well Registration 201502704 - 5422 1/2 Tory Ann Drive Magnolia
7. **District Staff Technical Review and Recommendation:** Permittee is requesting to amend the following permits in order to aggregate wells and allocations for existing permits:
- OP03-0040I-CHEV with an allocation of 53.955 mg.
8. A hydrogeological report is required due to the maximum GPM of the proposed aggregation of the existig permits and well systems will be greater than 700 gpm. District consultants have reviewed the submitted hydrogelological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Addison Woods, LLC

Attn: Kady Woods
1245 Pruitt Rd
Spring, TX 77380

Permit No. OP-19072403A

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	0.9452
GM Recommendation (MG):	0.9452
Water use:	Commercial
Location:	1245 Pruitt Rd., Spring
Well Registration:	2019072404
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 14, 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 945,200 gallons.
5. Applicant currently has an OP in the amount of 804,800 gallons. Amount available pending approval of this application equals 1,750,000 gallons.
6. Applicant's reported pumpage for 2022 equals 968,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-19072403 with an annual allocation of 804,800 gallons. The water from this well provides water for a wedding/events center. Applicant states water is used for 50 full time employees in addition to 180-200 guests for events for approximately 208 days a year. Applicant is requesting an additional 945,200 gallons annually due to the increase in the number of booking events and growth in business. District staff have reviewed the information provided by the applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 945,200 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.

Melvin Brad & Margo T. Chapin

Attn: Brad Chapin
8515 Highway 242
Conroe, TX 77385

Permit No. OP-07021202C

Amend Operating Permit

Date of Hearing:	2/14/2023
Request (MG):	None Requested
GM Recommendation (MG):	None Requested
Water use:	Commercial
Location:	8547 SH 242, Conroe
Well Registration:	2007021203
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - change in water use type from. Permit Terms: commencing February 14, 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 currently has an OP in the amount of 6,000,000 gallons. There is no additional allocation being requested at this time.
5. **District Staff Technical Review and Recommendation:** Applicant is requesting to change the water use type from industrial use from former owner to commercial use. Permittee is developing property for warehouse rental use. District staff have reviewed the information provided by the applicant. Staff recommends to the General Manager that she recommend the Board approve the change in use type as requested.
6. 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

January 10, 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 January 10, 2023.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:05 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
Jonathan Prykryl
Janice Thigpen - Virtual
Stuart Traylor
Jim Spigener
Kenneth Earnest

All 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.*

PUBLIC COMMENTS:

No comments were received.

Ms. Hein reported that twelve applications were received for the Permit Hearing. Ms. Hein made a special note of item #5 and #12 due to Hydrogeological Reports being required as part of the application process. Item #5 is of particular notice because in addition to the requirement of a Hydro

Report due to the total GPM's of the well system, they are also requesting an exemption to the spacing rules to be granted by the board under District Rule 3.4(d). Applications for consideration and recommended for possible approval included below:

1. NextEra Water Texas, LLC (Lakewood Trails)

Applicant is requesting an amendment to Operating Permit OP-19022502-CHEV for an increase in production authorization in the amount of 2,000,000 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.

2. Sanctuary Ministries

Applicant is requesting an amendment to an Operating Permit OP-14042301-CHEV to re-equip an existing well and for an increase in production authorization in the amount of 350,000 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.

3. Jack McClanahan (Stryker Building)

Applicant is requesting an amendment to Operating Permit OP-12032801-CHEV for an increase in production authorization in the amount of 200,000 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.

4. T & W Water Services (Deer Run) dba Blue Topaz Utilities

Applicant is requesting an amendment to Operating Permit OP-07092807-CHEV for an increase in production authorization in the amount of 1,000,000 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.

5. Conroe 1097 Investments, Ltd.

Applicant is requesting registration of two new Jasper Aquifer wells and production authorization in the amount of 100,000 gallons for 2023 and annually thereafter. Due to the combined proposed 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.

Additionally, the applicant is also requesting an exception to the spacing rules be granted by the Board under District Rule 3.4(d). Well 2004071906 is located approximately 1450 feet to the northwest of proposed Well 2 and is completed in the same aquifer (Jasper Aquifer). The applicant submitted the required documentation as required under District Rule 3.4(a and d). The applicant has provided documentation that a request for No-Objection Waiver to Aggregate Water Systems and Big Oak Ranchette was mailed on December 19, 2022. Ms. Hein would like to also note, as called out in the hydrogeological report, there are two other wells located within the spacing radius per District Rule 3.3(b) that do not require a spacing exception under District Rule 3.4(d). Well 2018020601, located approximately 1050 ft south-southeast of Proposed Well 1, is owned by the

same by the same person as the proposed well and is automatically granted an exception under District Rule 3.4(b). Finally, there is an unregistered private domestic well located 650 feet northwest of Proposed Well 1. Since this well is not registered with the District, no spacing exception is required. 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.

6. BFS Real Estate LLC

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 600,000 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.

7. Farrell Road Development

Applicant is requesting an amendment to an Operating Permit OP-14051901-CHEV for an increase in production authorization in the amount of 150,000 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.

8. HMW Special Utility District (Kipling Oaks #2)

Applicant is requesting an amendment to an Operating Permit OP-21041402-CHEV for an increase in production authorization in the amount of 673,100 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.

9. HMW Special Utility District (Sendra)

Applicant is requesting an Operating Permit in aggregate with HUP095-CHEV for an increase in production authorization in the amount of 4,372,300 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.

10. Crystal Springs Water (Lillie Put Farms)

Applicant is requesting an amendment to an Operating Permit OP-15121001-CHEV for an increase in production authorization in the amount of 1,000,000 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.

11. Iffi Stop Food Mart

Applicant is requesting an amendment to an Operating Permit OP-09031301-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.

12. Aqua Texas, Inc. (Westwood 1&2/Old Egypt)

Applicant is requesting amendment to an Operating Permit OP-05072103-CHEV for registration of a new Evangeline Aquifer well and production authorization in the amount of 125,000,000 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.

Director Bouche motioned to approve items #1-12, as recommended by the General Manager. Vice President Traylor seconded. Motion passed.

ADJOURN:

There being no further business, President Spigener motioned to adjourn the public hearing on permit applications. The meeting was adjourned at 6:18 pm.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF FEBRUARY 2023.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

January 10, 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 January 10, 2023.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:20 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
Janice Thigpen - Virtual
Stuart Traylor
Jonathan Prykryl
Jim Spigener
Kenneth Earnest

All members of the Board were present with Director Thigpen attending virtual, thus constituting a quorum of the Board of Directors. 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".*

PUBLIC COMMENTS:

No public comments were received.

EXECUTIVE SESSION:

President Spigener announced Executive Session would be held at the end of the board meeting.

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, upon a motion by Vice-President Traylor and seconded by Director Prykryl, the Board approved the meeting minutes as presented.

- a) December 13, 2022, Special Hearing
- b) December 13, 2022, Public Hearing on Permit Applications
- c) December 13, 2022, Regular Board of Directors Meeting

COMMITTEE REPORTS:

A. Budget & Finance Committee – Jonathan Prykryl, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting — Director Prykryl stated that there was nothing new to report.
- 2) Review of unaudited financials for the month of December 2022 – Ms. Reiter reported that for the month of December 2022, income was \$277,862.18 and expenses were \$140,708.66 resulting in a net income of \$137,153.52 Year-to-date net income is \$2,654,964.04.
- 3) Review 4th quarter investment report – Ms. Reiter stated that a copy was included in the packets and she did not have anything additional to report.

B. External Affairs Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting – President Spigener stated that the committee which was revamped to tackle legislation and communications has not yet met in 2023 but has plans to meet in the later part of January to receive legislative updates from the legislative team and discuss future communications. Ms. Reese stated that the session officially started today, and the senate interim report was released sometime in late December but we are still waiting on the house interim report. She has some bill tracking reports that the team is still following. Ms. Reese noted the legislative team is planning to meet to discuss some of the bills that are being tracked. Currently the only bill related to water that is out is Senate Bill 156, which is similar to SB 152 from last session. Ms. Reese stated that there are some public information act and open meetings related bills that she is watching as well.
- 2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD – President Spigener stated he had nothing to report at this time.

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 that the DFC Committee has not met in the new year, but the General Manager has updated him that the committee will be convening in the next couple of weeks to discuss the bids received for Phase 3 of the Subsidence Study. Ms. Reiter is also working on drafting and sending out letters to interested stakeholders regarding participation in Phase 3. President Spigener indicated that he heard rumors that the cost of the extensometers is

significantly higher than what was presented. Ms. Reiter explained that the initial bid proposals did come in a little higher than what was expected. Ms. Reiter and Ms. Reese will be meeting with the technical team on Friday to discuss this in a little more detail and get answers to some questions. Ultimately, the DFC committee will convene to discuss further.

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

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
– President Spigener stated that the committee has not met since the last meeting.

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

Ms. Reiter stated that Director Traylor’s report covered this topic. She noted again that the technical team would be meeting on Friday to discuss the initial proposals that were received, and she will keep the board and public apprised on any progress. The last item Ms. Reiter noted is that the subsidence study presentation that was provided by the district’s technical team at the December meeting has been posted to the District’s website. President Spigener expressed interest into the analytics of how many hits those pages are receiving.

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 stated there is nothing new to report on GMA 14. We are still awaiting the release of the GULF 2023 model for review by the GMA representatives. The last update was it would be released in February.

- 1) Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA14 – No action was taken on this item.

President Spigener took a minute to introduce one of the newest elected board members of the North Harris County Water Authority, Melissa Rowell

GENERAL MANAGER’S REPORT:

Ms. Reiter introduced Lone Star’s sponsored 2023 4H Water Ambassador, JD Haines. She explained that JD joined the team earlier today to meet staff and receive a tour of the building. He agreed to stay this evening to be introduced to the board and he will be helping us with some of our upcoming events and shadowing our staff in order to gain some education hours for the 4H Water Ambassador’s program.

Ms. Reiter noted that she listed some upcoming conference dates that might be of interest to the board in their packet. She encouraged the board to reach out to her if they were interested in attending.

Lastly, Ms. Reiter noted that she received a number of emails regarding the December Special Hearing and the election and copies for the board were included at their seats.

GENERAL COUNSEL'S REPORT:

Ms. Reese has nothing new to report.

EXECUTIVE SESSION:

The Board recessed at 6:20 PM into 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 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 7:18 PM

NEW BUSINESS:

No new business to report

ADJOURN:

There being no further business, Vice-President Traylor motioned to adjourn the meeting and Treasurer Prykryl seconded. The meeting was adjourned at 7:19 PM.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF FEBRUARY 2023.

Janice Thigpen, Board Secretary

Lone Star Groundwater Conservation District

Balance Sheet

As of January 31, 2023

Accrual Basis

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	5,089,502.78
First Bank (Operating)	59,253.01
TexPool	47,682.75
Total Checking/Savings	5,196,438.54
Accounts Receivable	
Accounts Receivable	134,502.01
Total Accounts Receivable	134,502.01
Other Current Assets	
Allow for Bad Debts	-30,819.89
Other Receivable	
Allowance for Doubiful Accounts	20,602.80
Total Other Receivable	20,602.80
Prepaid Insurance	
TWCA premium	4,542.41
Prepaid Dishonesty & Public Bond	-253.49
Total Prepaid Insurance	4,288.92
Total Other Current Assets	-5,928.17
Total Current Assets	5,325,012.38
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-423,236.04
Total Bldg & Land	1,430,503.23
Furniture & Equipment	
Furniture/Fixture/Equipment	350,516.94
Accumulated Depreciation	-264,509.70
Total Furniture & Equipment	86,007.24
Total Fixed Assets	1,516,510.47
TOTAL ASSETS	6,841,522.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	549.60
Total Accounts Payable	549.60
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-67,171.53
Total Accrued Expenses	0.00
Accrued Vacation Time	19,426.32
Deferred Revenue	-229,684.78

Lone Star Groundwater Conservation District
Balance Sheet
As of January 31, 2023

Accrual Basis

	<u>Jan 31, 23</u>
Direct Deposit Liabilities	
AFLAC-EE portion	<u>306.78</u>
Total Direct Deposit Liabilities	306.78
Payroll Liabilities	<u>1,968.29</u>
Total Other Current Liabilities	<u>-207,929.39</u>
Total Current Liabilities	<u>-207,379.79</u>
Total Liabilities	-207,379.79
Equity	
Invested in Capital Assets, net	1,518,850.65
Retained Earnings	5,384,615.43
Net Income	<u>145,436.56</u>
Total Equity	<u>7,048,902.64</u>
TOTAL LIABILITIES & EQUITY	<u><u>6,841,522.85</u></u>

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

	<u>Jan 23</u>	<u>Budget</u>	<u>Jan 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
Application Fee-Other	0.00	412.50	0.00	412.50	4,950.00
AWS Production Permit	0.00	250.00	0.00	250.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	125.00	1,500.00
Existing Well Application	0.00	125.00	0.00	125.00	1,500.00
Operating Permit	3,175.00	1,833.33	3,175.00	1,833.33	22,000.00
Application Fee - Other	750.00		750.00		
Total Application Fee	3,925.00	2,745.83	3,925.00	2,745.83	32,950.00
Change of Ownership/Type	0.00	333.33	0.00	333.33	4,000.00
Publication Fees	0.00	416.66	0.00	416.66	5,000.00
Record Request	0.00	125.00	0.00	125.00	1,500.00
Returned Check Fee	0.00	4.16	0.00	4.16	50.00
Well/Meter Re-inspection Fees	0.00	166.66	0.00	166.66	2,000.00
Total Administrative Fee	3,925.00	3,791.64	3,925.00	3,791.64	45,500.00
Interest Income	603.38	416.66	603.38	416.66	5,000.00
Lone Star GCD Fees					
Agricultural Permits					
Agricultural HUP 2023	62.05	95.38	62.05	95.38	1,144.57
Agricultural OP 2023	76.33	112.95	76.33	112.95	1,355.43
Total Agricultural Permits	138.38	208.33	138.38	208.33	2,500.00
Export Fees	0.00	50.00	0.00	50.00	600.00
Historic Use Fee					
Historic Use Fee 2023	96,570.42	125,000.00	96,570.42	125,000.00	1,500,000.00
Total Historic Use Fee	96,570.42	125,000.00	96,570.42	125,000.00	1,500,000.00
Operating Permit Fees					
Operating Permit 2023	130,219.57	116,666.66	130,219.57	116,666.66	1,400,000.00
Total Operating Permit Fees	130,219.57	116,666.66	130,219.57	116,666.66	1,400,000.00

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

	Jan 23	Budget	Jan 23	YTD Budget	Annual Budget
AWS Production fees					
AWS Production Fees - 2023	14,473.20	16,666.66	14,473.20	16,666.66	200,000.00
Total AWS Production fees	14,473.20	16,666.66	14,473.20	16,666.66	200,000.00
Overpumpage of a Permit	0.00	4,166.66	0.00	4,166.66	50,000.00
Penalty/ Interest	0.00	833.33	0.00	833.33	10,000.00
Total Lone Star GCD Fees	241,401.57	263,591.64	241,401.57	263,591.64	3,163,100.00
Total Income	245,929.95	267,799.94	245,929.95	267,799.94	3,213,600.00
Gross Profit	245,929.95	267,799.94	245,929.95	267,799.94	3,213,600.00
Expense					
Election Expense	0.00	8,333.33	0.00	8,333.33	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	4,166.66	50,000.00
Total Litigation	0.00	4,166.66	0.00	4,166.66	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	416.66	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	8,166.66	98,000.00
PAM Units	0.00	1,250.00	0.00	1,250.00	15,000.00
Educational Curriculum Schools	0.00	4,166.66	0.00	4,166.66	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	62.50	750.00
Website Modification	0.00	416.66	0.00	416.66	5,000.00
ET Weather Station Network	11.65	208.33	11.65	208.33	2,500.00
Communication/Public Awareness	0.00	1,666.66	0.00	1,666.66	20,000.00
Conservation Products	0.00	666.66	0.00	666.66	8,000.00
Total Community Aware/Public Relation	11.65	17,020.79	11.65	17,020.79	204,250.00
Total Educate/Public Aware Coordinate	11.65	17,020.79	11.65	17,020.79	204,250.00
Attorney Fees					
Legislative Consulting	13,000.00	11,666.66	13,000.00	11,666.66	140,000.00
PIA Legal Work	0.00	416.66	0.00	416.66	5,000.00
General Counsel Work	24,575.51	31,250.00	24,575.51	31,250.00	375,000.00
Legal Work - Additional	0.00	2,500.00	0.00	2,500.00	30,000.00
Total Attorney Fees	37,575.51	45,833.32	37,575.51	45,833.32	550,000.00

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

	Jan 23	Budget	Jan 23	YTD Budget	Annual Budget
Board Expense					
Meeting/Conference	650.09	416.66	650.09	416.66	5,000.00
Per Diem	2,250.00	5,250.00	2,250.00	5,250.00	63,000.00
Payroll Tax Liability - Board	172.14	458.33	172.14	458.33	5,500.00
Board Meeting Expense	581.65	500.00	581.65	500.00	6,000.00
Total Board Expense	3,653.88	6,624.99	3,653.88	6,624.99	79,500.00
Advertising/Public Notices	93.20	500.00	93.20	500.00	6,000.00
Audit Fees	0.00	812.50	0.00	812.50	9,750.00
Building Expense					
Building Maintenance	1,016.75	2,916.66	1,016.75	2,916.66	35,000.00
Utilities & Housekeeping	2,813.87	4,333.33	2,813.87	4,333.33	52,000.00
Total Building Expense	3,830.62	7,249.99	3,830.62	7,249.99	87,000.00
Computer Support					
Hosting/Internet/Backup	600.10	2,333.33	600.10	2,333.33	28,000.00
Repair & Support	0.00	2,166.66	0.00	2,166.66	26,000.00
Software	184.00	416.66	184.00	416.66	5,000.00
Total Computer Support	784.10	4,916.65	784.10	4,916.65	59,000.00
Engineering					
District Engineer	0.00	10,416.66	0.00	10,416.66	125,000.00
Engineering Consult Srvs	0.00	16,666.66	0.00	16,666.66	200,000.00
GMA 14 Planning	0.00	4,166.66	0.00	4,166.66	50,000.00
Well Permit Database Management	0.00	8,333.33	0.00	8,333.33	100,000.00
Total Engineering	0.00	39,583.31	0.00	39,583.31	475,000.00
Field/Technical Expense					
Field Supplies	0.00	291.66	0.00	291.66	3,500.00
Vehicle Fuel Expense	348.19	541.66	348.19	541.66	6,500.00
Vehicle/MobileLab Repair & Maint	0.00	250.00	0.00	250.00	3,000.00
Vehicle -Capital expense	0.00	416.66	0.00	416.66	5,000.00
Total Field/Technical Expense	348.19	1,499.98	348.19	1,499.98	18,000.00
Insurance					
Bonds	83.26	83.33	83.26	83.33	1,000.00
Building & Property Insurance	444.00	416.66	444.00	416.66	5,000.00
Errors and Omissions	173.00	216.75	173.00	216.75	2,601.00
Liability	87.50	98.16	87.50	98.15	1,178.00
Vehicle Insurance	219.50	259.58	219.50	259.58	3,115.00
Total Insurance	1,007.26	1,074.48	1,007.26	1,074.48	12,894.00

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

02/07/23

Accrual Basis

	Jan 23	Budget	Jan 23	YTD Budget	Annual Budget
Manager					
Travel/Edu/Training	0.00	666.66	0.00	666.66	8,000.00
Vehicle Allowance	600.00	600.00	600.00	600.00	7,200.00
Total Manager	600.00	1,266.66	600.00	1,266.66	15,200.00
Memberships Dues /Subscriptions	525.00	833.33	525.00	833.33	10,000.00
Miscellaneous					
Miscellaneous Expense	377.58	416.66	377.58	416.66	5,000.00
Total Miscellaneous	377.58	416.66	377.58	416.66	5,000.00
Office Expenses					
Office Equipment	0.00	541.66	0.00	541.66	6,500.00
Office Supplies	262.24	500.00	262.24	500.00	6,000.00
Total Office Expenses	262.24	1,041.66	262.24	1,041.66	12,500.00
Payroll Expenses					
Salaries	40,637.31	62,500.00	40,637.31	62,500.00	750,000.00
Payroll Tax Liability	3,036.53	3,875.00	3,036.53	3,875.00	46,500.00
Retirement	2,438.23	3,750.00	2,438.23	3,750.00	45,000.00
Medical/Life	4,522.14	5,833.33	4,522.14	5,833.33	70,000.00
SUI	40.48	208.33	40.48	208.33	2,500.00
Workman's Comp	108.08	183.33	108.08	183.33	2,200.00
Payroll Service Fees	134.95	83.33	134.95	83.33	1,000.00
Total Payroll Expenses	50,917.72	76,433.32	50,917.72	76,433.32	917,200.00
Postage Expense					
Postage Meter & Supplies	200.40	83.33	200.40	83.33	1,000.00
Postage/Shipping/Delivery Ser	0.00	500.00	0.00	500.00	6,000.00
Total Postage Expense	200.40	583.33	200.40	583.33	7,000.00
Printing	276.09	750.00	276.09	750.00	9,000.00
Programs					
Subsidence Study - Phase III	0.00	12,500.00	0.00	12,500.00	150,000.00
Additional Scientific Programs	0.00	2,083.33	0.00	2,083.33	25,000.00
Hydrogeological Modeling/Protec	0.00	83.33	0.00	83.33	1,000.00
USGS Joint Funding Agreement					
USGS - Groundwater Level Data	0.00	1,279.16	0.00	1,279.16	15,350.00
USGS - Water Level chg/subside	0.00	4,738.00	0.00	4,738.00	56,856.00
Total USGS Joint Funding Agreement	0.00	6,017.16	0.00	6,017.16	72,206.00
Total Programs	0.00	20,683.82	0.00	20,683.82	248,206.00

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

	<u>Jan 23</u>	<u>Budget</u>	<u>Jan 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Rebate Water Use Fees	0.00	1,250.00	0.00	1,250.00	15,000.00
Travel/Training Staff	29.95	666.66	29.95	666.66	8,000.00
Depreciation	0.00	4,166.66	0.00	4,166.66	50,000.00
Total Expense	<u>100,493.39</u>	<u>245,708.10</u>	<u>100,493.39</u>	<u>245,708.10</u>	<u>2,948,500.00</u>
Net Ordinary Income	<u>145,436.56</u>	<u>22,091.84</u>	<u>145,436.56</u>	<u>22,091.84</u>	<u>265,100.00</u>
Net Income	<u><u>145,436.56</u></u>	<u><u>22,091.84</u></u>	<u><u>145,436.56</u></u>	<u><u>22,091.84</u></u>	<u><u>265,100.00</u></u>

RESOLUTION NO. #23-001

LONE STAR GROUNDWATER CONSERVATION DISTRICT

RESOLUTION DESIGNATING

MARCH 6-12, 2023

AS “NATIONAL GROUNDWATER AWARENESS WEEK”

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

WHEREAS, it is beneficial and necessary for the public to better understand and appreciate the value of groundwater to their communities and;

WHEREAS, the National Groundwater Association has designated one week each year “National Groundwater Awareness Week” to bring such attention to groundwater, such week this year being March 6 through March 12, and;

WHEREAS, management of the Gulf Coast Aquifer within the boundaries of Montgomery County is an essential purpose of Lone Star Groundwater Conservation District, as authorized by the 77th Texas Legislature through House Bill 2362 and;

WHEREAS, management of the Gulf Coast Aquifer is essential to further economic development of Montgomery County; and the Lone Star Groundwater District hereby supports water conservation and the use of alternative water supply choices that are economically reasonable and obtainable through a free market system.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LONE STAR GROUNDWATER CONSERVATION DISTRICT AS FOLLOWS:

1. The Board of Directors of the District encourages the public within Montgomery County to mark “National Groundwater Awareness Week” as March 6-12, 2023 by learning about and discussing ways to best protect the Gulf Coast Aquifer, the cornerstone of the county’s economic development.
2. The General Manager is authorized to take any and all action necessary for the implementation of this resolution.

AND IT IS SO ORDERED.

PASSED AND ADOPTED this 14th day of February 2023

LONE STAR GROUNDWATER CONSERVATION DISTRICT

By: _____
Jim Spigener, President

ATTEST:

Janice Thigpen, Board Secretary

Lone Star Groundwater Conservation District's January 10th Board Meeting

By Samantha Reiter

CONROE, TX -- The Lone Star GCD Board of Directors is holding its monthly board meeting in person, with the option for public comment remotely by videoconference.

LSGCD Board of Directors Notice of Regular Board Meeting and Public Hearings:

Tuesday, January 10, 2023 at 6:00 p.m.

- Hearing on Permit and Permit Amendment Applications
- Regular Board Meeting

While registration is not required, it is recommended.

LSGCD is proud to announce we are now live streaming our board meetings!

To view the meeting agenda and instructions on accessing the webinar, go to:

<https://www.lonestargcd.org/meetings/>

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

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Lone Star Groundwater Conservation District Board of Directors met Dec. 13

GOVERNMENT

By Angelica Saylo Pilo
Jan 17, 2023

Lone Star Groundwater Conservation District Board of Directors met Dec. 13.

Here is the agenda provided by the board:

1. Execution of Statement of Elected Officer forms – Newly Elected Directors
2. Administer Oaths of Office and execution of Oath of Office forms – Samantha Stried Reiter
3. Call to Order and Declare Meeting Open to the Public
4. Roll Call
5. Prayer
6. Public Comment
7. Discussion of election and appointment matters— Kristen Fancher
8. Discuss, consider, and take action as necessary concerning election of officers
9. Discuss, consider, and possible action to review and /or form board committees and appointment of committee chairs – Board President
10. Adjourn Special Board Meeting

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[Lone Star Groundwater Conservation District Board of Directors](#)

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Lone Star Groundwater Conservation District's January 10th Board Meeting

By Samantha Reiter

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HOUSTON / THE WOODLANDS / GOVERNMENT

Woodlands Water Agency issues letter requesting appointment of John Yoars to LSGCD board



By [Jessica Shorten](#) | 3:54 PM Jan 13, 2023 CST
Updated 3:54 PM Jan 13, 2023 CST



The Woodlands Water Agency sent a letter to the LSGCD board of directors requesting Jogn Yoars be allowed to fill Position 7. (Community Impact staff)

The [Woodlands Water Agency](#) released a statement Jan. 13 alongside a letter sent to the [Lone Star Groundwater Conservation District](#) regarding a legal issue that prevented John Yoars from taking a seat on the board following his Nov. 8 election win due to his holding a position on a municipal utility district board at the same time.

James Stinson, general manager of The Woodlands Water Agency, issued a news release Jan. 13 stating, "Like voters throughout Montgomery County, leaders with the 10 Municipal Utility Districts served by Woodlands Water believe the appointment of Mr. Yoars to the LSGCD board would be in the best interests of the community."

A letter was also sent to the board of directors for LSGCD from the WWA's board of directors on Jan. 12, which read in part, "We do not dispute the legal opinion provided by [legal counsel Kristen] Fancher on behalf of LSGCD is accurate. Despite this, the election was indeed held, and the canvas validated results clearly demonstrate that the voters desire Mr. Yoars to represent them as their

LSGCD Director.”

John Yoars [won the Nov. 8 election](#) to Position 7 on the LSGCD board of directors, serving The Woodlands Township. After winning with 51.56% of the vote Nov. 8, Yoars received a letter from the district’s legal counsel Dec. 9 claiming he was not eligible to be sworn in.

At the Dec. 13 swearing-in meeting of the LSGCD board of directors, Position 7 [was left vacant by the board](#).

Yoars served as a member of Municipal Utility District No. 6 for the Village of Grogan’s Mill since 2018, most recently re-elected in May. According to Kristen Fancher of Fancher Legal, holding that position while running for the LSGCD board of directors is not allowed.

“Chapter 36 of the Texas Water Code governs the district and has a very unique provision that prevents a person already on another board of a political subdivision from being elected or appointed to a GCD board,” according to Fancher.

This fact was apparently not noticed until the final canvassing of the votes to prepare for the swearing in. According to Fancher, the district made contact with Yoars regarding his ineligibility, and he stated he was “on the same page.”

According to the news release from the WWA, Yoars has agreed if submitting his letter of resignation from MUD 36 would allow him to serve on the LSGCD, he would do so prior to being appointed.

By [Jessica Shorten](#) 

Reporter for Community Impact Newspaper covering The Woodlands and Oak Ridge North. Jessica has worked in the field of journalism since 2015, with an Associate’s Degree in Liberal Arts from Blinn College. Extensive experience covering local city, county, and statewide government as well as working with community leaders and nonprofits. When not working, can usually be found reading and enjoying music.

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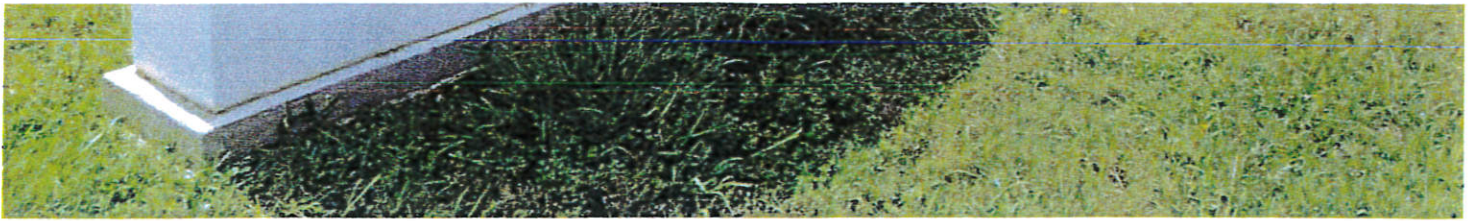
NEWS

Woodlands man resigns from utility board in hopes of being re-appointed to water district spot he won

Michael Garcia, Staff writer

Updated: Jan. 18, 2023 8:04 a.m.





A Woodlands man who was deemed ineligible to serve on a groundwater conservation district, an elected position he won, has resigned from another post that prevented him from taking office.

Jason Fochtman, Staff photographer / Houston Chronicle

A Woodlands man who was deemed ineligible to serve on a groundwater conservation district, an elected position he won, has resigned from another post that prevented him from taking office.

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John Yoars resigned from Municipal Utility District No. 36 in The Woodlands on Friday, a move that he said he hopes will lead to his appointment to Lone Star Groundwater Conservation District.

"I believe I can contribute greatly to the ground water conservation issues Montgomery County faces with such a growing population," he said in an email on Tuesday.





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On Monday, The Woodlands Water Agency urged the groundwater conservation district to appoint Yoars to the panel, serving on Place 7, which serves The Woodlands. Yoars defeated incumbent Larry Rogers in the November election. The seat is now vacant, after the district determined Yoars violated the Texas Water

Code.

James Stinson, general manager for Woodlands Water, said it would be in the best interest of the community if Yoars was appointed to the vacant seat.

"Based on Mr. Yoars' commendable community service and his expertise with water issues in The Woodlands, voters decisively agreed in November that he has earned a place on the LSGCD board," said Stinson in a written statement on Jan. 16. "His appointment to the board would foster accountability and transparency and keep the board under the control of local voters as mandated by the Texas Legislature."

Woodlands Water provides both drinking water and waste water services in The Woodlands and is the central management agency for 10 municipal utility districts serving the community.

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[On YourCourierNews: It's time to comment on next round of I-45 expansion from Houston to Conroe](#)

An email seeking comment from the groundwater district board was not immediately returned.

Yoars served as director for MUD No. 36 in The Woodlands when he was elected to serve as director for the groundwater conservation district's Place 7 seat. According to the Texas Water Code, "a member of a governing body of another political subdivision is ineligible for appointment or election as a director."

Kristen Fancher of Fancher Legal PLLC and the district board's election council sent a letter to Yoars on Dec. 9 and said because he was ineligible to be elected, the results of the election would be "void as if it never happened."

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"We do not dispute the legal opinion provided by Ms. Fancher on behalf of LSGCD is accurate," said Robert Lux, board president of The Woodlands Water Agency in an email to the groundwater conservation district board on Jan 12. "Despite this, the election was indeed held, and the canvas validated results clearly demonstrate that the voters desire Mr. Yoars to represent them as their LSGCD director.

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- 6. It's time to comment on next round of I-45 expansion from Houston to Conroe**
- 7. Conroe brewery backs out of 'rally against censorship' featuring Kyle Rittenhouse**

If Yoars is considered to be appointed to fill the vacancy, he would then submit a copy of a letter of resignation from his MUD No. 36 board position, Lux said.

"We believe this approach will ensure that a full LSGCD Board of Directors will be allowed to continue working in the best interests of the residents of Montgomery County," he said.

The water agency urged the groundwater conservation district board to appoint him ahead of the next election.

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Lone Star Groundwater Conservation District board seat remains open pending future appointment



By **Vanessa Holt** | 12:05 PM Jan 26, 2023 CST
Updated 12:04 PM Jan 26, 2023 CST



A seat remains open on the Lone Star Groundwater Conservation District board after a winning candidate Nov. 8 was deemed ineligible to be sworn in. (Community Impact staff)

A position has been left open on the [Lone Star Groundwater Conservation District](#) board of directors since a winner in the Nov. 8 election was deemed ineligible to be sworn in, and the district board said it will consider a list of appointees for the slot.

LSGCD General Manager Samantha Reiter said there is no deadline to fill the seat, and the district will consider a list of candidates for the position.

"The district is compiling a list of interested/recommended candidates and has a process in place for considering the potential appointees," Reiter said in a Jan. 26 email. "A committee will be considering those on the list and will eventually make a recommendation to the board of directors. The board of directors will ultimately vote on the appointment. There is no deadline by which an appointment needs to be made. The district plans to be diligent and prudent in its consideration of potential appointees. While the district is still early in the process, the district will

endeavor to appoint someone as timely as possible.”

John Yoars [won the Nov. 8 election](#) to Position 7 on the LSGCD board of directors, serving The Woodlands Township, with 51.56% of the vote. On Dec. 9, Yoars received a letter from the district’s legal counsel claiming he was not eligible to be sworn in because he was also a board member for a municipal utility district, *Community Impact* previously reported. At the [Dec. 13 swearing-in meeting](#) of the LSGCD board of directors, Position 7 was left vacant by the board.

Subsequently, The Woodlands Water Agency [sent a letter to LSGCD](#) on Jan. 13 requesting the appointment of Yoars to the groundwater district board pending his resignation from the Municipal Utility District No. 36 board of directors. [The Woodlands Water Agency](#) oversees 10 municipal utility districts in The Woodlands.

Jim Stinson, general manager of The Woodlands Water Agency, said in a Jan. 25 email that resignation was submitted and approved.

“The MUD 36 board of directors formally accepted the resignation of John Yoars at their meeting on Jan. 18,” Stinson said. “The logical next steps are to appoint John Yoars to fill the vacant [LSGCD] position. The reason being he received the highest number of votes for The Woodlands ... on the LSGCD November 2022 election ballot. The fact that John Yoars has now resigned from MUD 36 should satisfy the obscure rule that prevented LSGCD from seating Mr. Yoars, following the election.”

Reiter did not specifically mention Yoars in her email regarding the district’s process.

According to the LSGCD website, board meetings are held the second Tuesday of each month at the district’s office at 655 Conroe Park N. Drive, Conroe.

Jessica Shorten contributed to this report.

By [Vanessa Holt](#) 

A resident of the Houston area since 2011, Vanessa began working in community journalism in her home state of New Jersey in 1996. She joined *Community Impact Newspaper* in 2016 as a reporter for the Spring/Klein edition and became editor of that paper in March 2017 and editor of The Woodlands edition in January 2019.

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SUBURBS

New research offers look at decades of water use in Harris, Montgomery counties

Michael Garcia, Staff writer

Jan. 27, 2023



1 of 3

An instrument to detect the shifting ground is attached to The Woodlands High School on Oct. 13 in The Woodlands. A new report from the U.S. Geological Survey broadens groundwater research in Montgomery and Harris counties, using an updated scientific tool that provides subsidence estimates from more than a century ago.

Elizabeth Conley/Staff photographer

A new report from the U.S. Geological Survey broadens groundwater research in Montgomery and Harris counties, using an updated scientific tool that provides subsidence estimates from more than a century ago.

The report, released in early January, offers no significant changes in current subsidence amounts, but provides historical estimates for groundwater districts to use as they deal with an increase water demands due to population growth.

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The USGS report about the tool, published Jan. 12, examines more recent subsidence in Montgomery County as well as northern and western Harris County.

Traditionally, these regions were not a focus in early studies, said John Ellis, USGS Gulf Coast Studies Section Chief and lead author of the report.

"Those (earlier studies) were focused mainly in the areas with historical groundwater use, like Central Harris County, Pasadena, Baytown (and) Texas City," said Ellis, who has worked with the federal agency for nine years, with a background in numerical modeling. "This report really shows the movement of subsidence in (the) northward, northwestward and westward (greater Houston area)."

Subsidence is the sinking of the ground because of underground material movement, according to the National Oceanic and Atmospheric Administration. It's most often caused by the removal of water, oil, natural gas, or mineral resources out of the ground by pumping, fracking or mining activities. It has been a growing concern for decades in the area because it can increase the risk of flooding and contribute to infrastructure damage.

In 1983, an entire subdivision sank into the Galveston Bay due to subsidence. A picture of Ellis outside of the once Brownwood subdivision can be found on the agency's website, where he holds a leveling rod that shows between 1915-2021 a loss in land surface the height of a 9-foot-tall Christmas tree.

"(The report) shows through many figures ... that there's a well established connection between long current subsidence rates and groundwater level declines in the greater Houston area," he said.

Among the focal areas of the report is the Jasper Aquifer, which provides water mainly to Montgomery County, and subsidence caused by compaction.

Compaction is the process of fine-grained sediments like clays and silts, within an aquifer system, rearranging into stacks – imagine plates stacked in the cupboard – due to groundwater level declines, according to the USGS website.

While compaction is the process, subsidence is the result, Ellis said.

On HoustonChronicle.com: Exclusive drone footage and photos show the aftermath of the tornado in Pasadena and Houston

Subsidence caused by compaction in the Jasper Aquifer accounted for 16 percent in the Spring area, 33 percent in The Woodlands and 57 percent in Conroe, according to the report.

As of 2021, Spring lost more than 4 feet of land due to subsidence. The Woodlands lost more than 2 feet of land, while Conroe lost more than 1 foot.

"Based on many years of available data, as long as groundwater levels continue to decline or remain near historical minimums for a long time, subsidence will continue to happen," Ellis said. "Just at a reduced rate."

The predictive tool will be used to run a number of future scenarios to determine future subsidence rates, as a means to help subsidence districts and groundwater districts with planning and decision making. The federal agency collaborated with the Harris-Galveston and Fort Bend subsidence districts, as well as the Texas Water Development Board to create the tool to help with their regulatory plans.

"As a regulatory agency, we need to make sure that we have the best, most reliable tools to inform our ... regulatory plan," said Mike Turco, general manager for Harris-Galveston Subsidence District, noting the district's mission.

The mission is to protect lives and property within the district's boundaries from the impacts of future subsidence by providing reasonable groundwater regulation based on the available science, according to the district's website.

Officials with the Lone Star Groundwater Conservation District, which represents Montgomery County, said they have a different mission than the subsidence district, citing their responsibility to protecting people's property rights, which they said the predictive tool does not account for.

"It's not that it's bad ... it was not designed initially for joint planning for (groundwater conservation districts), which have a different statutory mandate than the subsidence districts do," said Stacey Reese, legal representative at Lone Star.

Reese said the predictive tool does not include local data that was collected by Lone Star.

"The model is only good as the information that's put in it and how well it's calibrated," she said.

Which is why the agency wants to weigh-in on the tool to make better predictions of subsidence in the county, before the state water board requires its use.

The water development board oversees groundwater conservation districts and approve regulatory plans, said Jim Spigener, general manager at Lone Star.

"If we're going to make decisions that are going to affect the citizens of Montgomery County ... we certainly want to make sure we have as good of a picture as we have to regulate from this," Spigener said.

The water development board will have a 90-day period where districts and the public can comment on the predictive tool, which began on Jan. 17.

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Written By
Michael Garcia

PHOTO COURTESY OF LONE STAR

Exclusive drone footage and photos show aftermath of tornado in Pasadena and Houston