



BOARD MEETING

MARCH 6, 2023

LSGCD



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

*To be held on Monday, March 6, 2023
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303*

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

MONDAY, MARCH 6, 2023, AT 5:30 P.M.

***Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:15 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 vacancy on board.
7. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
 - a) February 14, 2023, Hearing on Permits



b) February 14, 2023, Regular Meeting

8. 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 February 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.
- 2) Discussion and possible action regarding accepting written public comments on District rules and future rule meetings and/or workshops

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.

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 March 2, 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 PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

MONDAY, MARCH 6, 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 5:15 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. Ninfa Villanueva, for a proposed Evangeline Aquifer well to be drilled at 1223 Silverdale Dr., Conroe, not to exceed 2.6 mg annually, Irrigation use, (Driller of record: Eastex Well Service);
 - ii. East Montgomery County MUD 12, for a proposed amendment to OP-19060701-CHEV, increase of 70 mg annually, 1095 feet East and 1538 feet North of the intersection of Kropik Rd and SH 242, New Caney, (Lat 30/13/26 Long 95/14/32) Public Supply (PWS) use;
 - iii. Bill Ellison, for a proposed Jasper Aquifer well to be drilled at 2161 Summit Mist Drive, Conroe, not to exceed 47.91 mg annually, Public Supply (PWS) use (Driller of record: TBD);
 - iv. HMW Special Utility District (Armadillo Woods/Magnolia Oaks), for a proposed operating permit not to exceed 18.29 mg annually, in aggregate with HUP085-CHEV, with an allocation of 16.21986 mg, 32006 Buck Ct., Magnolia, Public Supply (PWS) use;
 - v. Crystal Springs Water (Waukegan Way), for a proposed amendment to OP-18081501-CHEV, increase of 10 mg annually, 1 1/2 miles east of intersection of Schank Rd & Jernigan Rd, Conroe, (Lat 30/19/13 Long 95/19/40), Public Supply (PWS) use;
 - vi. CSWR-Texas Utility Operating Company, LLC (Goode City), for a proposed amendment to OP-04082001-CHEV, increase of 1.3 mg annually, 227 North Solon Trail, Cleveland, Public Supply (PWS) use;
 - vii. CSWR-Texas Utility Operating Company, LLC (Deerwood), for a proposed amendment to OP-09022601-CHEV, increase of 1.9 mg annually, 10931 Los Cobos Dr., Conroe, Public Supply (PWS) use;
 - viii. Montgomery County MUD #137, for a proposed amendment to OP-14061701-CHEV, increase of 70 mg annually, 8201 Standard Rd., Magnolia, Public Supply (PWS) and Irrigation use;
 - ix. Montgomery County MUD #96, for a proposed amendment to OP-13102401-CHEV, increase of 20 mg annually, 26041 Sorter Rd, Porter, Public Supply (PWS) and Irrigation use; and
 - x. Settlers Crossing Water System, for a proposed operating permit not to exceed 0.845 mg annually, in aggregate HUP196-CHEV, 10606 FM 2432, Conroe, Public Supply (PWS) use.



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

- i. Ninfa Villanueva, for a proposed Evangeline Aquifer well to be drilled at 1223 Silverdale Dr., Conroe, not to exceed 2.6 mg annually, Irrigation use, (Driller of record: Eastex Well Service);
- ii. East Montgomery County MUD 12, for a proposed amendment to OP-19060701-CHEV, increase of 70 mg annually, 1095 feet East and 1538 feet North of the intersection of Kropik Rd and SH 242, New Caney, (Lat 30/13/26 Long 95/14/32) Public Supply (PWS) use;
- iii. Bill Ellison, for a proposed Jasper Aquifer well to be drilled at 2161 Summit Mist Drive, Conroe, not to exceed 47.91 mg annually, Public Supply (PWS) use (Driller of record: TBD);
- iv. HMW Special Utility District (Armadillo Woods/Magnolia Oaks), for a proposed operating permit not to exceed 18.29 mg annually, in aggregate with HUP085-CHEV, with an allocation of 16.21986 mg, 32006 Buck Ct., Magnolia, Public Supply (PWS) use;
- v. Crystal Springs Water (Waukegan Way), for a proposed amendment to OP-18081501-CHEV, increase of 10 mg annually, 1 1/2 miles east of intersection of Schank Rd & Jernigan Rd, Conroe, (Lat 30/19/13 Long 95/19/40), Public Supply (PWS) use;
- vi. CSWR-Texas Utility Operating Company, LLC (Goode City), for a proposed amendment to OP-04082001-CHEV, increase of 1.3 mg annually, 227 North Solon Trail, Cleveland, Public Supply (PWS) use;
- vii. CSWR-Texas Utility Operating Company, LLC (Deerwood), for a proposed amendment to OP-09022601-CHEV, increase of 1.9 mg annually, 10931 Los Cobos Dr., Conroe, Public Supply (PWS) use;
- viii. Montgomery County MUD #137, for a proposed amendment to OP-14061701-CHEV, increase of 70 mg annually, 8201 Standard Rd., Magnolia, Public Supply (PWS) and Irrigation use;
- ix. Montgomery County MUD #96, for a proposed amendment to OP-13102401-CHEV, increase of 20 mg annually, 26041 Sorter Rd, Porter, Public Supply (PWS) and Irrigation use; and
- x. Settlers Crossing Water System, for a proposed operating permit not to exceed 0.845 mg annually, in aggregate HUP196-CHEV, 10606 FM 2432, 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.

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Certification

I, the undersigned authority, do hereby certify that on March 2, 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

Ninfa Villanueva

P O Box 2179
conroe, TX 77305

Permit No. OP-23012401

Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	2.600
GM Recommendation (MG):	2.600
Water use:	Irrigation
Location:	1223 Silverdale Dr., Conroe
Well Registration:	2023012401
Depth (ft):	200.0
Diameter (in):	4.0

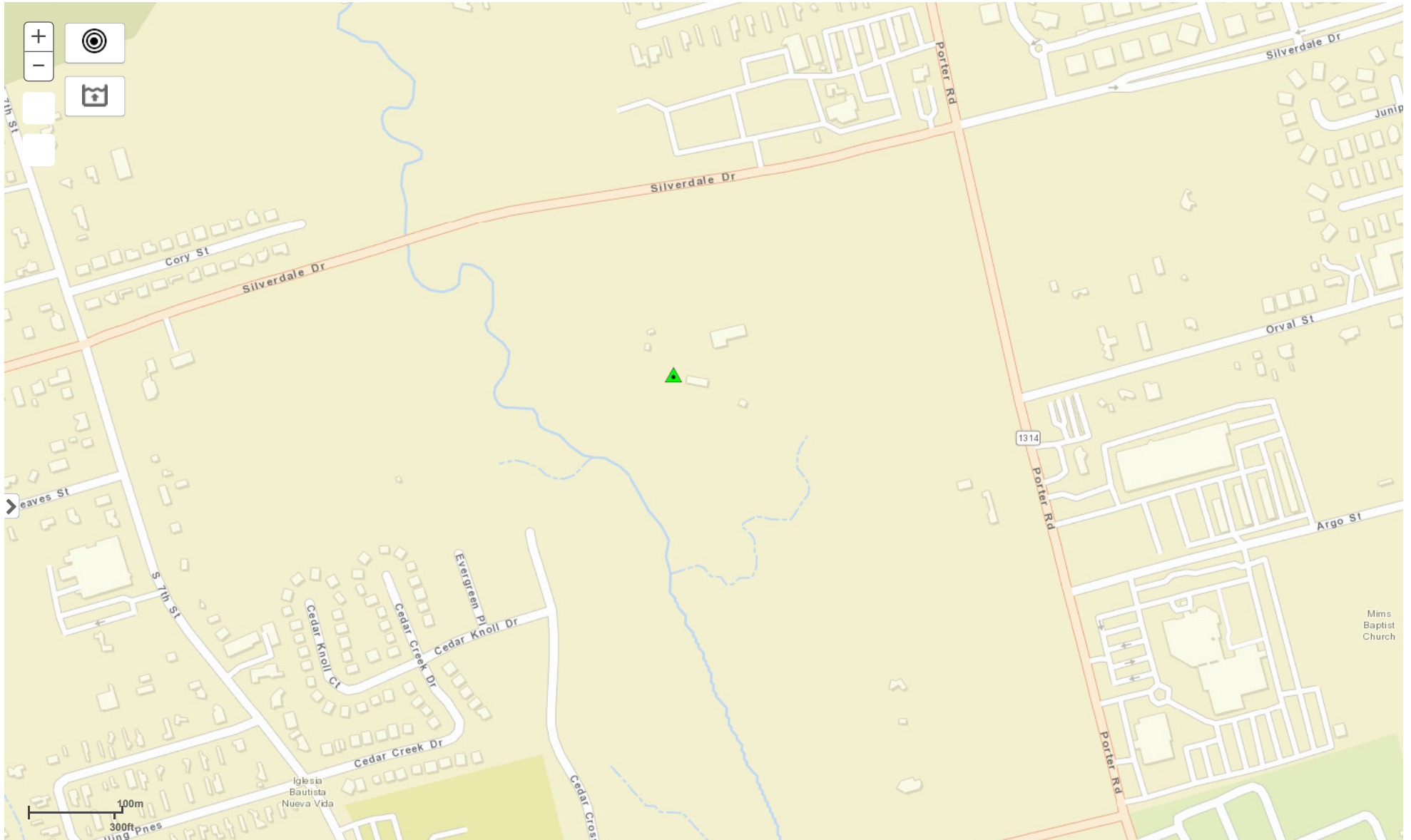
Information

1. Issue a permit commencing March 06, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for private soccer fields.
5. Applicant requests 2,600,000 gallons in the Evangeline for 2023 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Evangeline well which will serve as an irrigation well. Applicant is further requesting the issuance of OP-23012401 with an allocation of 2,600,000 gallons for the Evangeline annually. Applicant's well will be used to provide irrigation to 4.86 acres of 3 soccer fields and 1.34 acres of dust control. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed Evangeline well, and further approve the requested allocation of 2,600,000 gallons for the Evangeline annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Lonestar GCD
Ninfa Villanueva OP-23012401
1223 Silverdale Dr., Conroe



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



Bill Ellison

2111 N Frazier
Conroe, TX 77301

Permit No. OP-22121301

Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	47.906250
GM Recommendation (MG):	47.906250
Water use:	Public Supply (PWS)
Location:	2161 Summit Mist Drive, Conroe
Well Registration:	2022121302
Depth (ft):	880.0
Diameter (in):	12.0

Information

1. Issue a permit commencing March 6, 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 47,906,250 gallons for 2023 and annually thereafter.
5. Applicant will provide water for the William Trails subdivision.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting authorization to begin construction of a new well which will serve the William Trails subdivision in the Jasper Aquifer. Applicant is further requesting the issuance of OP-22121301 with an allocation of 47,906,250 gallons for 2023 and beyond in the Jasper aquifer. Applicant states the allocation will be used for approximately 525 connections. District staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and the requested allocation of 47,906,250 gallons for 2023 and beyond.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



HMW Special Utility District (Armadillo Woods/Magnolia Oaks)

Attn: Alison Harding, Compliance Coordinator
P. O. Box 837
Magnolia, TX 77362

Permit No. OP-22122102

Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	18.290
GM Recommendation (MG):	18.290
Water use:	Public Supply (PWS)
Location:	32006 Buck Ct., Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Issue a permit commencing March 6, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
5. Applicant requests 18,290,140 gallons for 2023 and annually thereafter.
6. Applicant currently has an HUP in the amount of 16,219,860 gallons. Amount available pending approval of this application equals 34,950,000 gallons.
7. Applicant's reported pumpage for 2022 equals 15,519,760 gallons.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP085A with an annual allocation of 16,219,860 gallons in the Evangeline/Chicot aquifers. The water from this permit provides water for a public water system with 237 connections. The annual usage for 2022 is recorded as 15,519,760 gallons. Applicant is requesting an additional 18,290,140 gallons in the Evangeline/Chicot aquifers annually due to an increase in connections. 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 18,290,140 gallons annually as requested.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Crystal Springs Water (Waukegan Way)

Attn: Julie Dubros, C.F.O.
P.O. Box 603
Porter, TX 77365

Permit No. OP-18081501B

Amend Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	10.000
GM Recommendation (MG):	10.000
Water use:	Public Supply (PWS)
Location:	1 1/2 miles east of intersection of Schank Rd & Jernigan Rd, Conroe Lat. 30/19/13, Long 95/19/40
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing March 6, 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 10,000,000 gallons in the Evangeline aquifer.
5. Applicant currently has an OP in the amount of 19,995,00 gallons and an interconnection with OP-14032402 of 21,995,000 gallons for a total of 41,990,000 gallons.
6. Applicant's reported pumpage for 2022 equals 49,941,220 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-18081501A with an annual allocation of 19,995,000 gallons and an interconnection with OP-14032402 of 21,995,000 gallons, resulting in an annual combined allocation of 41,990,000 gallons in the Evangeline aquifer. The water from these permits provides water for a public water system for 688 single family connections, in addition to an RV park with 92 connections for a total of 780 connections serving 2752 individuals. The annual usage for 2022 is recorded as 49,941,220 gallons. Applicant is requesting an additional 10,000,000 gallons in the Evangeline aquifer annually due to the increase in customer connections. 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 10,000,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

CSWR-Texas Utility Operating Company, LLC (Goode City)

Attn: Karl Stephens
1630 Des Peres Rd., Suite 140
Des Peres, MO 63131

Permit No. OP-04082001F

Amend Permit

Date of Hearing:	3/6/2023
Request (MG):	1.300
GM Recommendation (MG):	1.300
Water use:	Public Supply (PWS)
Location:	227 North Solon Trl, Cleveland
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing March 6, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 1,300,000 gallons in the Evangeline aquifer.
5. Applicant currently has an OP in the amount of 6,000,000 gallons. Amount available pending approval of this application equals 7,300,000 gallons.
6. Applicant's reported pumpage for 2022 equals 6,951,500 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-04082001E with an annual allocation of 6,000,000 gallons in the Evangeline aquifer. The water from this permit provides water for a public water system for 71 connections. The annual usage for 2022 is recorded as 6,951,500 gallons. Applicant is requesting an additional 1,300,000 gallons in the Evangeline aquifer annually due to taking over the water system from former owners and improving water quality and production. 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 1,900,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

CSWR-Texas Utility Operating Company, LLC (Deerwood)

Attn: Karl Stephens
1630 Des Peres Rd., Suite 140
Des Peres, MO 63131

Permit No. OP-09022601G

Amend Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	1.900
GM Recommendation (MG):	1.900
Water use:	Public Supply (PWS)
Location:	10931 Los Cobos Drive, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Recommendation

1. **Amend permit** - increase allocation. Permit Terms: commencing March 6, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 1,900,000 gallons in the Evangeline aquifer.
5. Applicant currently has an OP in the amount of 9,000,000 gallons. Amount available pending approval of this application equals 10,900,000 gallons.
6. Applicant's reported pumpage for 2022 equals 9,865,300 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-09022601F with an annual allocation of 9,000,000 gallons in the Evangeline aquifer. The water from this permit provides water for a public water system for 99 connections. The annual usage for 2022 is recorded as 9,865,300 gallons. Applicant is requesting an additional 1,900,000 gallons in the Evangeline aquifer annually due to taking over the water system from former owners and improving water quality and production. 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 1,900,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County MUD #137

Attn: Melissa Kapsen
406 W. Grand Pkwy S. Ste. 260
Katy, TX 77494

Permit No. OP-14061701F

Amend Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	70.000
GM Recommendation (MG):	70.000
Water use:	Public Supply (PWS) & Irrigation
Location:	8201 Standard Rd, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing March 6, 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 in the Evangeline.
5. Applicant currently has an OP in the amount of 80,000,000 gallons in the Evangeline. Amount available pending approval of this application equals 150,000,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2022 equals 126,814,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-14061701F-CHEV with an allocation of 80,000,00 gallons in the Evangeline annually. Applicant uses the water for public water supply, builder connections, commercial and irrigation connections. Applicant is requesting an increase in the permit allocation of 70,000,000 gallons in the Evangeline annually. If approved the revised allocation will be 150,000,000 gallons for in the Evangeline annually. Applicant has an estimated 988 single family buildout connections and 37 community irrigation connections. Applicant is requesting an increase due to growth. District staff have reviewed the information submitted by applicant. 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.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County MUD #96

Attn: Melissa Kapsen
406 W Grand Parkway S, Ste. 260
Katy, TX 77494

Permit No. OP-13102401D

Amend Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	20.000
GM Recommendation (MG):	20.000
Water use:	Public Supply (PWS) & Irrigation
Location:	26041 Sorter Rd, Porter
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing March 6, 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 20,000,000 gallons in the Chicot.
5. Applicant currently has an OP in the amount of 60,000,000 gallons in the Chicot. Amount available pending approval of this application equals 80,000,000 gallons in the Chicot.
6. Applicant's reported pumpage for 2022 equals 67,507,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-13102401D with an allocation of 60,000,000 gallons annually in the Chicot. Applicant uses the water for public water supply, commercial and irrigation connections. Applicant is requesting an increase in the permit allocation of 20,000,000 gallons in the Chicot annually. If approved the revised allocation will be 80,000,000 gallons in the Chicot annually. Applicant has an estimated 779 single family dwellings, 9 community irrigation connections, 1 HOA clubhouse connection, 1 school connection. Applicant states that there is an estimated buildout of 979 single family dwellings. Application is requesting an increase due to growth and connection demand. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 20,000,000 gallons in the Chicot annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Settlers Crossing Water System

Attn: Weldon Alders
1775 N. Loop 336 E Ste 14
Conroe, TX 77301

Permit No. OP-22121201

Operating Permit

Date of Hearing:	3/6/2023
Request (MG):	0.845
GM Recommendation (MG):	0.845
Water use:	Public Supply (PWS) & Commercial
Location:	10606 FM 2432, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Issue a permit commencing March 6, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for the Settlers Crossing subdivision.
5. Applicant requests 845,000 gallons in the Evangeline for 2023 and annually thereafter.
6. Applicant currently has an HUP in the amount of 7,680,000 gallons in the Evangeline. Amount available pending approval of this application equals 8,525,000 gallons in the Evangeline.
7. Applicant's reported pumpage for 2022 equals 8,540,000 gallons in the Evangeline.
8. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP1965 with an aggregate allocation of 7,680,000 gallons for the Evangeline which serves the Settlers Crossing Subdivision. Applicant is requesting the issuance of OP-22121201 with an allocation of 845,000 gallons for the Evangeline annually. If approved the revised aggregate allocation will be 8,525,000 gallons for the Evangeline annually. Applicant further notes that there are currently 90 homes, with an estimated build out of 95. Applicant also notes that there are 10 commercial and 2 irrigation connections. Staff recommends to the General Manager that she recommend the Board approve the requested allocation of 845,000 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.

LONE STAR GROUNDWATER CONSERVATION DISTRICT

February 14, 2023

MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on February 14, 2023.

CALL TO ORDER:

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

ROLL CALL:

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

Jon Paul Bouché - Absent
Jonathan Prykryl
Janice Thigpen
Stuart Traylor
Jim Spigener
Kenneth Earnest

Five 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 noted that Item 8 (T&W Water Services (Grand Harbor/Gemstone)) has been pulled from consideration as additional documentation is required for the requested spacing exception. Of the remaining 10 items, 6 are requests for an increase in allocation, 2 are requests to change

either water use type or location of use and 2 are requested to aggregate existing well permits. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested:

1. WMC Steel, LLC

Applicant is requesting an amendment to Operating Permit OP-19072404-CHEV for an increase in production authorization in the amount of 908,000 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. Magnolia Events Property LLC

Applicant is requesting an amendment to an Operating Permit OP-17052501-CHEV for an increase in production authorization in the amount of 400,000 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. Addison Woods, LLC

Applicant is requesting an amendment to Operating Permit OP-19072403-CHEV for an increase in production authorization in the amount of 945,200 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. Melvin Brad & Margo T. Chapin

Applicant is requesting an amendment to Operating Permit OP-07021202-CHEV for a change in type of use from Industrial to Commercial. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

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

Applicant is requesting an amendment to an Operating Permit OP-07092803-JSPR 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.

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

Applicant is requesting an amendment to an Operating Permit OP-07092809-JSPR for an increase in production authorization in the amount of 9,000,000 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.

7. Montgomery County Mud #119

Applicant is requesting an amendment to an Operating Permit OP-07022301-CHEV for an increase in production authorization in the amount of 70,000,000 gallons for 2023 and annually thereafter. Due to the combined max gpm of the well system for OP-07022301-CHEV, 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.

~~8. **T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities**~~

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

9. Aqua Texas, Inc. (Greenfield Forest)

Applicant is requesting an Operating Permit in aggregate with OP03-0040-JSPR for a change in location of water use. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

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

Applicant is requesting to aggregate the existing Operating Permits HUP023-CHEV, OP-05072103-CHEV, OP03-0040-CHEV, and HUP003-CHEV. The action would result in a production authorization in the amount of 332,614,000 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. Aqua Texas, Inc, (Westwood1&2/Old Egypt)

Applicant is requesting to aggregate the existing Operating Permits HUP023-JSPR, OP-05072103-JSPR, and OP03-0040-JSPR. The action would result in a production authorization in the amount of 53,955,000 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.

Treasurer Prykryl to approve items #1-7 and #9-11, 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 6:04 pm.

PASSED, APPROVED, AND ADOPTED THIS 6th DAY OF MARCH 2023.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

February 14, 2023

MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on February 14, 2023.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:06 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 – arrived at 6:28PM
Janice Thigpen
Stuart Traylor
Jonathan Prykryl
Jim Spigener
Kenneth Earnest

Five members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, 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 Treasurer Prykryl, the Board approved the meeting minutes as presented.

- a) January 10, 2023, Public Hearing on Permit Applications
- b) January 10, 2023, 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 January 2023 – Ms. Reiter reported that for the month of January 2023, income was \$245,929.95 and expenses were \$100,493.39 resulting in a net income of \$145,436.56 Year-to-date net income is \$145,436.56. Total Cash on hand is \$5,196,438.54.

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 has met and is currently putting together a scope of work for the hiring of a new strategic communications firm and has been actively meeting with local legislators and the District's legislative consultants regarding legislative updates. The committee had a meeting with Harris Galveston Subsidence District that went really well. The committee is actively engaged in trying to do what is best for the residents of Montgomery County.
- 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 committee met on January 23rd. During the meeting it was requested that the consultants reach out to other potential bidders to discuss timeframe and others that might be interested if the timeframe for the coring hole and extensometer was pushed out some. The majority of the discussion was regarding the GULF model, which was released on January 17th. The technical team is currently reviewing the model files and summary in preparations for discussions with the DFC committee as well as with the GMA 14 voting members. The due date for comments on the model is April 17th.

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 but is anticipating a meeting in the next few weeks to discuss the District's rules and the potential for a written public comment period. This is in part due to the

requirement from the District's Management Plan that we review our rules regularly to ensure they are working. In the near future we will seek potential public written comments on the rules and following that the board may plan a workshop. The rules committee will be meeting pretty quickly to begin the process of reviewing the rules. Ms. Reiter stated that this plan for reviewing the District's rules is in line with requirements of our management plan that rules are reviewed annually.

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

Ms. Reiter stated that she had nothing additional to report on.

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 that the GULF 2023 model was released mid-January and public comments are due back to the TWDB by April 17th. The model release is also the reason that the GMA 14 representatives will be convening on March 7th in Brazoria County to discuss our reviews of model and engage in dialogue with TWDB representatives who will be at the meeting.

GENERAL MANAGER'S REPORT:

Ms. Reiter stated her only update is that the District is actively interviewing for our open positions of Education and Conservation Outreach Coordinator and a new Field Operations Technician. The interviews are progressing, and we will have some good options by the end of this month. The hope is by mid to late March to have one if not both positions filled.

PRESENTATION TO RECIEVE AND TAKE ACTION AS NECESSARY ON RESOLUTION #23-001 TO PROCLAIM MARCH 6-12, 2023, AS "NATIONAL GROUNDWATER AWARENESS WEEK IN MONTGOMERY COUNTY:

Ms. Reiter updated the Board regarding this national event. A planned event has not been formalized. Typically, the District would reach out to libraries and schools that would have the District take the trailer out and share conservation and education awareness information. Work is ongoing to hire staff that would be able to progress this effort further in the future.

GENERAL COUNSEL'S REPORT:

Ms. Reese spoke about Chapter 36 bills. A summary was included in the board packets. House Bill 1971 which amends Chapter 36, to provide that a director of a GCD that has recused themselves from voting and fails to attend two consecutive meetings is disqualified from serving on the board. There are also some requirements on the limitation on continuances with respect to a final decision on pending permit applications and a deadline to review a proposal of a decision

when there is a contested case hearing at the State Office of Administrative Hearings. It has been filed. The bill has not passed but she will certainly keep watching. TAGD is going to be having a legislative committee meeting later in March to talk about some of these bills and we will get more input from them on whether they are going to support this or oppose this.

House Bill 2119 amends Section 36.066 of the Texas Water Code to provide that a prevailing party in a lawsuit, not just a GCD, may be awarded attorneys fees if requested.

There is also Senate Bill 156 which would amend Chapter 36. We have seen this one before. It looks similar to Senate Bill 152 from last session. There are several items with this bill that we have discussed in the past.

There is a Senate Bill companion bill to House Bill 1971 that Ms. Reese had referenced previously. It is called Senate Bill 638 and it has some of the restrictions related to directors missing meetings and the deadlines for making a decision on a permit application so we will be following those. President Spigener asked if the Senate bill about the directors missing meetings is a widespread problem. Ms. Reese stated that those bills are being pushed by LCRA and by their lobbyist in response to some things that have occurred at Lost Pines GCD and with respect to LCRA's pending permit application and some history there with that district whose had a lot of contested case hearings and historically how long it has taken. Ms. Reese stated that she had a client that took over 10 years to have a contested case hearing, and once the appeals went through the appellate court it was over 10 years before her client had a final permit. Ms. Reese thinks the issue rests primarily with Lost Pines GCD. She is not familiar with issues from other districts but she is sure we will hear more about that bill as it moves through the process. President Spigener said he was afraid it was going to make it harder for a director to recuse themselves.

NEW BUSINESS:

Ms. Reiter stated that the board needs to look at moving our March board meeting, as it currently falls during Spring Break. Ms. Reiter would like to consider moving the meeting to the evening of Monday, March 6th at 6:00PM but is open to discussion amongst the board. A motion was made by President Spigener to approve the change of the board meeting date and seconded by Treasurer Prykryl. Motion passed.

EXECUTIVE SESSION:

The Board recessed at 6:25 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 7:00 PM

ADJOURN:

There being no further business, Vice-President Traylor motioned to adjourn the meeting and Treasurer Prykryl seconded. The meeting was adjourned at 7:01 PM.

PASSED, APPROVED, AND ADOPTED THIS 6th DAY OF MARCH 2023.

Janice Thigpen, Board Secretary

March financials will be provided at the April Board meeting.

COMPASS  **Compass' #1 Real Estate Team in Houston and the Woodlands**
 Source: HBJ 2022: Small Teams by Sales Volume  Haley Garcia
 936.238.7122
 haleygarcia@compass.com

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Lone Star Groundwater Conservation District's February 14th Board Meeting

By: [Samantha Reiter](#) | Published 02/10/2023



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FEATURED NEWS

CONROE, TX -- The Lone Star GCD Board of Directors is holding its monthly option for public comment remotely by videoconference.

LSGCD Board of Directors Notice of Regular Board Meeting and Public

Tuesday, February 14, 2023 at 6:00 p.m.

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

Houston, we have a mission!. County Food Bank's "One Sm was a galactic success in the f hunger

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/>

When

Tuesday, February 14, 2023 from 6:00 PM to 8:00 PM CST

Add to Calendar

Top 5 Things to Do This Week Woodlands – February 13 - 19

Where

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

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