



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

**To be held on Tuesday, October 8, 2019  
Lone Star GCD – James B. "Jim" Wesley Board Room  
655 Conroe Park North Drive  
Conroe, Texas 77303**

**NOTICE OF PUBLIC HEARING**

**TUESDAY, OCTOBER 8, 2019, AT 6:00 PM**

DOC# 19-1405  
POSTED  
OCT/02/2019 03:18PM  
Shelby Curry  
MARK TURNBULL, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

**PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS**

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. Montgomery County MUD #16, for a proposed amendment to OP-0741602, well to be drilled at 300 feet east of the intersection of Cottonwood Lane and Redbud Place, Splendora, (Latitude 30/12/1, Longitude -95/10/8), increase of 22 mg annually beginning in 2020, Public Supply (PWS) and Irrigation use;
  - ii. Aqua Texas, Inc. (Timberloch Estates), for a proposed amendment to OP-05111402, well to be drilled at 31319 W Timberloch Trail, Magnolia, in aggregate with a permitted allocation of 22.230 mg annually, Public Supply (PWS) use, (Driller of record: Johnston Water Well);
  - iii. Conroe Concrete Ltd., for a proposed amendment to OP-08012901, increase of 5.5 mg annually, 1701 Royal College Hill Road, Conroe, Industrial use;
  - iv. Dobbin Plantersville Water Supply Corporation (AWS Production Well), for a proposed amendment to AWS-14100101, increase of 25 mg annually, 26701 Mt. Mariah Cut Off Road, Dobbin, Public Supply (PWS) use;
  - v. Gabriel Rodarte, for 1 proposed well to be drilled at 32702 Karen Dr., Magnolia,



and 1 existing well not registered with the District, not to exceed 0.082125 mg for 2019 and 0.3285 mg annually, Public Supply (PWS) use, (Driller of record: Rocky Bonds Water Wells);

- vi. Woodforest Owners Association Inc, for a proposed well to be drilled at 290 Deerbourne Ridge Dr., Montgomery, not to exceed 1.701388 mg for 2019, 7.73217 mg for 2020 and 10.200354 mg annually, Irrigation use, (Driller of record: Weisinger Inc.);
  - vii. Kingwood 360 Storage LLC A Delaware Limited Liability Company, for a proposed amendment to OP-16051701, increase of 0.008 mg for 2019 only, 1964 J Northpark Dr., Kingwood, Commercial use;
  - viii. Craig A Gorewitz, for a proposed amendment to OP-15092901, increase of 1 mg annually, 10731 Si Terry Rd., Conroe, Commercial use; and
  - ix. DAMC Properties, Inc., for a proposed well to be drilled at 16847 Donwick Dr, Conroe, not to exceed 0.0125 for 2019 and 0.15 mg annually, Commercial use, (Driller of record: Ballard Water Well Co LLC).
5. Discussion, consideration and possible action on the following Operating Permits and/or Meter Exemptions:
- i. Montgomery County MUD #16, for a proposed amendment to OP-0741602, well to be drilled at 300 feet east of the intersection of Cottonwood Lane and Redbud Place, Splendora, (Latitude 30/12/1, Longitude -95/10/8), increase of 22 mg annually beginning in 2020, Public Supply (PWS) and Irrigation use;
  - ii. Aqua Texas, Inc. (Timberloch Estates), for a proposed amendment to OP-05111402, well to be drilled at 31319 W Timberloch Trail, Magnolia, in aggregate with a permitted allocation of 22.230 mg annually, Public Supply (PWS) use, (Driller of record: Johnston Water Well);
  - iii. Conroe Concrete Ltd., for a proposed amendment to OP-08012901, increase of 5.5 mg annually, 1701 Royal College Hill Road, Conroe, Industrial use;
  - iv. Dobbin Plantersville Water Supply Corporation (AWS Production Well), for a proposed amendment to AWS-14100101, increase of 25 mg annually, 26701 Mt. Mariah Cut Off Road, Dobbin, Public Supply (PWS) use;
  - v. Gabriel Rodarte, for 1 proposed well to be drilled at 32702 Karen Dr., Magnolia,



and 1 existing well not registered with the District, not to exceed 0.082125 mg for 2019 and 0.3285 mg annually, Public Supply (PWS) use, (Driller of record: Ricky Bonds Water Wells);

- vi. Woodforest Owners Association Inc, for a proposed well to be drilled at 290 Deerbourne Ridge Dr., Montgomery, not to exceed 1.701388 mg for 2019, 7.73217 mg for 2020 and 10.200354 mg annually, Irrigation use, (Driller of record: Weisinger Inc.);
- vii. Kingwood 360 Storage LLC A Delaware Limited Liability Company, for a proposed amendment to OP-16051701, increase of 0.008 mg for 2019 only, 1964 J Northpark Dr., Kingwood, Commercial use;
- viii. Craig A Gorewitz, for a proposed amendment to OP-15092901, increase of 1 mg annually, 10731 Si Terry Rd., Conroe, Commercial use; and
- ix. DAMC Properties, Inc., for a proposed well to be drilled at 16847 Donwick Dr, Conroe, not to exceed 0.0125 for 2019 and 0.15 mg annually, Commercial use, (Driller of record: Ballard Water Well Co LLC).

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.



## **NOTICE OF MEETING**

**TUESDAY, OCTOBER 8, 2019, AT 6:00 P.M.**

**(TO BEGIN UPON ADJOURNMENT OF THE ABOVE-LISTED PUBLIC HEARINGS)**

***Lone Star GCD – James B. "Jim" Wesley Board Room  
655 Conroe Park North Drive  
Conroe, Texas 77303***

### **REGULAR MEETING OF THE DISTRICT BOARD**

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 (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, §551.071, to consult with the District's attorney regarding pending (appeal of TWDB's decision on District's Management Plan) 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) September 10, 2019, Public Hearing on Permit Applications
  - b) September 10, 2019, Regular Board of Directors Meeting
7. Presentation of unaudited financials for the month of September 2019 – Samantha Stried Reiter
  - a) Review 3<sup>rd</sup> Quarterly Investment Report 2019
8. Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding same.



9. Groundwater Management Area 14 – update the board on the issues related planning activities and development of desired future conditions in GMA 14 – Hardman and/or Mike Thornhill
  - a) Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14.
  - b) Discussion, consideration, and possible action to re-designate LSGCD representative to GMA 14.
10. Discuss, consider, and take action as necessary concerning the District’s Management Plan and/or appeal of TWDB’s decision on the District’s Management Plan.
11. Receive information and/or status update regarding the two study groups on proposed draft rules.
12. 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
13. General Counsel’s Report – The District’s legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel’s activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District rules enforcement activities; District Rules and regulations, and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; contractual issues related to the District; open government, policy, personnel, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.
14. New Business.
15. 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 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 October 3, 2019, 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*

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Samantha Stried Reiter, General Manager  
Lone Star Groundwater Conservation District