



***NOTICE OF MEETINGS AND HEARINGS  
OF THE BOARD OF DIRECTORS OF THE  
LONE STAR GROUNDWATER CONSERVATION DISTRICT  
To be held on Tuesday, February 11, 2020  
Lone Star GCD – James B. "Jim" Wesley Board Room  
655 Conroe Park North Drive  
Conroe, Texas 77303***

***NOTICE OF PUBLIC HEARING***

**TUESDAY, FEBRUARY 11, 2020, AT 6:00 P.M.**

**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. Undine Texas LLC (Peach Creek Oaks), for a proposed amendment to OP-11113001, increase of 0.937 mg for 2019 and 2.5 mg annually, 25930 Almarie Dr, New Caney, Public Supply (PWS) use;
  - ii. 1314 Sawdust, LLC, for a proposed amendment to OP-14052002, increase of 0.313 mg for 2019 and 0.79 mg annually, 1314 Sawdust Rd., Spring, Public Supply (PWS) use;
  - iii. Modern Home Development, for a proposed amendment to OP-07051502, increase of 0.27 mg for 2019 only, 1715 North Park Dr, Kingwood, Commercial use, Kingwood;
  - iv. MSEC Enterprises (Highland Ranch/Lake Forest/Shoreline), for a proposed amendment to OP-07080801, increase of 188.8774 mg annually, 8388 White Oak Loop, Montgomery, Public Supply (PWS) use;
  - v. Woodland Lakes POA, for a proposed amendment to OP-17102303, increase of 3.781 mg for 2019 only, 1,680' North of 1488 & 1,496' West of Old Conroe Rd, Conroe, (Lat. 30/13/44 & Long. -95/32/39), Irrigation use;
  - vi. S & K Enterprises, Inc. (Lake Conroe Food Mart), for a proposed amendment to OP-08111201, increase of 0.05 mg annually, 12930 FM 830, Willis, Commercial and Public Supply use;



- vii. Quadvest, LP. (Magnolia Reserve), for a proposed amendment to OP-15111601, increase of 5 mg for 2019 and 10 mg annually, 1100' north of Karen Switch Rd & 400' east of railroad tracks, Magnolia, (Lat. 30/15/35 & Long. -95/42/16), Public Supply (PWS) and Irrigation use;
  - viii. Country Food Mart, for a proposed amendment to OP-10052101, register 1 existing well at 9510 Countyline Rd, Willis, increase of 0.295110 mg for 2019 only, Commercial Use;
  - ix. Hindu Temple of The Woodlands, for a proposed amendment to OP-17082301, increase of 0.1 mg annually, 7601 S Forestgate Dr., The Woodlands, Irrigation use;
  - x. Western Rim Property Services (Towers Woodland), for a proposed amendment to OP-13111101, increase of 0.674729 mg for 2019 only, 366 FM 1488, Conroe, Irrigation use;
  - xi. W3 (Mansion Woodlands V), for a proposed amendment to OP-17012601, increase of 0.22 mg for 2019 only, 2443 FM 1488, Conroe, Irrigation use;
  - xii. W3 (Grand Estates in the Forest), for a proposed amendment to OP-17012602, increase of 0.23 mg annually, 2477 FM 1488, Conroe, Irrigation use;
  - xiii. Indigo Lake Estates POA, for a proposed amendment to OP-07060501, well to be drilled at 21188 Imperial Drive, Magnolia, Irrigation use, (Driller of record: B&R Water Well Service, LLC); and
  - xiv. I Make It Happen, for a proposed well to be drilled at 11154 Fostoria Rd, Cleveland, not to exceed 0.5 mg annually, Commercial use, (Driller of record: Coastal Water Wells).
5. Discussion, consideration and possible action on the following Operating Permits and/or Meter Exemptions:
- i. Undine Texas LLC (Peach Creek Oaks), for a proposed amendment to OP-11113001, increase of 0.937 mg for 2019 and 2.5 mg annually, 25930 Almarie Dr, New Caney, Public Supply (PWS) use;
  - ii. 1314 Sawdust, LLC, for a proposed amendment to OP-14052002, increase of 0.313 mg for 2019 and 0.79 mg annually, 1314 Sawdust Rd., Spring, Public Supply (PWS) use;
  - iii. Modern Home Development, for a proposed amendment to OP-07051502, increase of 0.27 mg for 2019 only, 1715 North Park Dr, Kingwood, Commercial use, Kingwood;
  - iv. MSEC Enterprises (Highland Ranch/Lake Forest/Shoreline), for a proposed amendment to OP-07080801, increase of 188.8774 mg annually, 8388 White Oak Loop, Montgomery, Public Supply (PWS) use;
  - v. Woodland Lakes POA, for a proposed amendment to OP-17102303, increase of



- 3.781 mg for 2019 only, 1,680' North of 1488 & 1,496' West of Old Conroe Rd, Conroe, (Lat. 30/13/44 & Long. -95/32/39), Irrigation use;
- vi. S & K Enterprises, Inc. (Lake Conroe Food Mart), for a proposed amendment to OP-08111201, increase of 0.05 mg annually, 12930 FM 830, Willis, Commercial and Public Supply use;
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  - xiv. I Make It Happen, for a proposed well to be drilled at 11154 Fostoria Rd, Cleveland, not to exceed 0.5 mg annually, Commercial use, (Driller of record: Coastal Water Wells).

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, FEBRUARY 11, 2020, 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 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, §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) January 14, 2020, Public Hearing on Permit Applications
  - b) January 14, 2020, Regular Board of Directors Meeting
- 7) Presentation of unaudited financials for the month of January 2020.
- 8) Discuss, consider, and possible action regarding approval of First Financial Bank, N.A. resolution approving and amending authorized banking signors.



- 9) Presentation to receive and take action to proclaim March 8-14, 2020 as "National Groundwater Awareness Week" in Montgomery County, State of Texas. Resolution #20-001. – Jennifer Thayer
- 10) Discuss, consider, and possible action regarding participation in the Harris Galveston Subsidence District's Regional Groundwater Model Update.
- 11) Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding the same.
- 12) Receive information and/or status update regarding the two study groups on proposed draft rules.
- 13) 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 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.
- 14) 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
- 15) General Counsel's Report – The District's legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel's activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations, and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.
- 16) New Business.
- 17) 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 February 7, 2020, 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