



BOARD MEETING

FEBRUARY 13, 2024

LSGCD



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

*To be held on Tuesday, February 13, 2024
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 13, 2024, 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:
 - a. Black Eye Properties, LLC, for a proposed well to be drilled in the Jasper aquifer at 9898 Calvary Rd, Willis, not to exceed 0.75 mg annually, Public Supply use;
 - b. Oil & Mud Innovative Technologies, Inc., for a proposed amendment to OP-10080201-CHEV, 13545 Exxon Rd., Conroe, increase of 0.35 mg annually, Public Supply (PWS) & Commercial use;
 - c. Areli Foundation, for a proposed Evangeline well to be drilled at 126 McCrorey Rd, Conroe, not to exceed 0.15 mg annually, Commercial use;
 - e. Angel Albitzer, for a proposed operating permit for existing Chicot well not permitted with the District, not to exceed 0.15 mg annually, 18396 Hwy 105, Cleveland, Commercial use;
 - f. Roman Forest Property LLC (Fuel Maxx 96), for a proposed Evangeline well to be drilled at 3202 Roman Forest Blvd., New Caney, not to exceed 0.75 mg annually, Commercial use;
 - g. JPCT Investments, LLC, for a proposed Jasper well to be drilled at 16415 FM 3083 Rd, Conroe, not to exceed 107.290581 mg annually, Public Supply (PWS) and Commercial use;
 - h. Aqua Texas, Inc. (Carriage Hills), for a proposed amendment to OP-05111403D-CHEV, increase of 20 mg annually, 1402 Lamesa Dr., Conroe, Public Supply (PWS) use;
 - i. Aqua Texas, Inc. (Lake Conroe Village), for a proposed amendment to OP-07092601I-JSPR,



increase of 18 mg annually, 11580 Hwy 105, Montgomery, Public Supply (PWS) use;

- j. Aqua Texas, Inc. (Lake Creek Forest), for a proposed amendment to OP-06092601F-CHEV, increase of 8 mg annually, 29 Creek Forest Lane, Conroe, Public Supply (PWS) use;
- k. Aqua Texas, Inc. (Walnut Springs), for a proposed operating permit not to exceed 10 mg annually, 16502 Mockingbird, Magnolia, Public Supply (PWS) use;
- l. Aqua Texas, Inc. (Lake Conroe Forest & Tejas Creek), for a proposed amendment to OP03-0039C, increase of 26.71 mg annually, Adobe Terrace Worth Street (Tejas Creek Water Plant), Montgomery, (Lat 30/21/20, Long 95/35/34), Public Supply (PWS) use; and
- m. Greater Harris County 911 Emergency Network (Pleasant Valley Road), for a proposed well to be drilled in the Evangeline aquifer at 31919 Pleasant Valley Road, Magnolia, not to exceed 0.1 mg annually, Public Supply use.

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

- a. Black Eye Properties, LLC, for a proposed well to be drilled in the Jasper aquifer at 9898 Calvary Rd, Willis, not to exceed 0.75 mg annually, Public Supply use;
- b. Oil & Mud Innovative Technologies, Inc., for a proposed amendment to OP-10080201-CHEV, 13545 Exxon Rd., Conroe, increase of 0.35 mg annually, Public Supply (PWS) & Commercial use;
- c. Areli Foundation, for a proposed Evangeline well to be drilled at 126 McCrorey Rd, Conroe, not to exceed 0.15 mg annually, Commercial use;
- e. Angel Albiter, for a proposed operating permit for existing Chicot well not permitted with the District, not to exceed 0.15 mg annually, 18396 Hwy 105, Cleveland, Commercial use;
- f. Roman Forest Property LLC (Fuel Maxx 96), for a proposed Evangeline well to be drilled at 3202 Roman Forest Blvd., New Caney, not to exceed 0.75 mg annually, Commercial use;
- g. JPCT Investments, LLC, for a proposed Jasper well to be drilled at 16415 FM 3083 Rd, Conroe, not to exceed 107.290581 mg annually, Public Supply (PWS) and Commercial use;
- h. Aqua Texas, Inc. (Carriage Hills), for a proposed amendment to OP-05111403D-CHEV, increase of 20 mg annually, 1402 Lamesa Dr., Conroe, Public Supply (PWS) use;
- i. Aqua Texas, Inc. (Lake Conroe Village), for a proposed amendment to OP-07092601I-JSPR, increase of 18 mg annually, 11580 Hwy 105, Montgomery, Public Supply (PWS) use;
- j. Aqua Texas, Inc. (Lake Creek Forest), for a proposed amendment to OP-06092601F-CHEV, increase of 8 mg annually, 29 Creek Forest Lane, Conroe, Public Supply (PWS) use;
- k. Aqua Texas, Inc. (Walnut Springs), for a proposed operating permit not to exceed 10 mg annually, 16502 Mockingbird, Magnolia, Public Supply (PWS) use;
- l. Aqua Texas, Inc. (Lake Conroe Forest & Tejas Creek), for a proposed amendment to OP03-0039C, increase of 26.71 mg annually, Adobe Terrace Worth Street (Tejas Creek Water Plant), Montgomery, (Lat 30/21/20, Long 95/35/34), Public Supply (PWS) use; and
- m. Greater Harris County 911 Emergency Network (Pleasant Valley Road), for a proposed well to



be drilled in the Evangeline aquifer at 31919 Pleasant Valley Road, Magnolia, not to exceed 0.1 mg annually, Public Supply 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.

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, 2024, 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/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District



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

TUESDAY, FEBRUARY 13, 2024, 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 9, 2024, Public Hearing on Permit and Permit Amendment Applications
 - b) January 9, 2024, Regular Meeting of the Board of Directors
7. Committee Reports:
 - A. Executive Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
 - B. 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 2024 – Sarah Kouba, General Manager
 - C. External Affairs Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.



B. DFC & Technical Committee – Stuart Traylor, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting

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

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting

8. Receive information from District’s technical consultants regarding water levels in GMA 14– James Beach, P.G., and Chris Drabek P.G. (Advanced Groundwater Solutions, LLC) District’s technical consultant(s).
9. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Sarah Kouba, General Manager, 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 –Sarah Kouba, General Manager, and/or District’s technical consultant(s).
 - a) Discuss, consider, and possible action regarding authorization for GMA 14 representative to sign Resolution #24-001 adopting Development of Alternative Groundwater Availability Model. – Sarah Kouba, General Manager, and/or District’s technical consultant(s).
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. – Sarah Kouba, General Manager.
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/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Black Eye Properties, LLC

Attn: Sharif Plasa
24810 Trull Brook
Spring, TX 77389

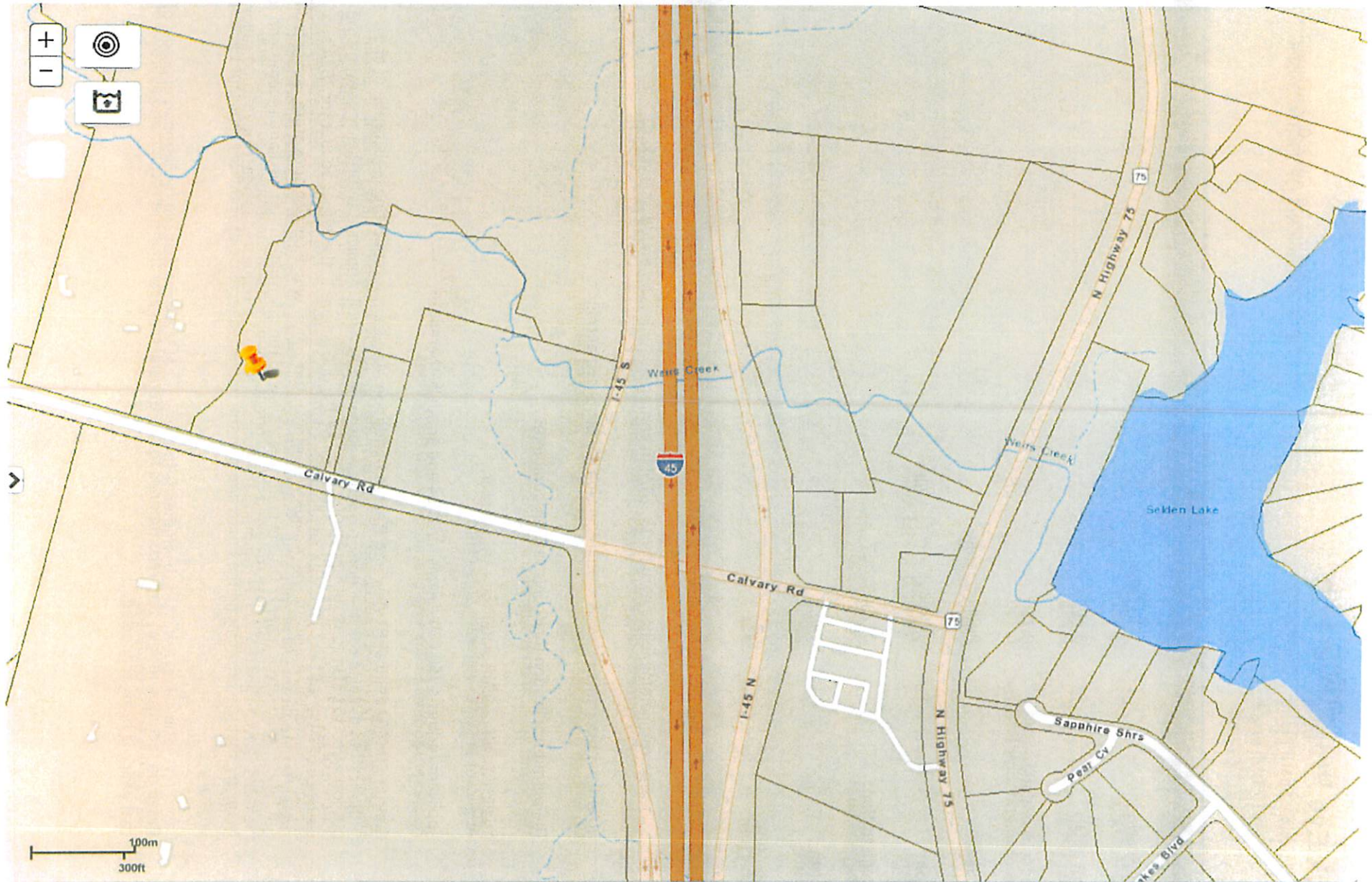
Permit No. OP-23082403-JSPR

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	0.750
GM Recommendation (MG):	0.750
Water use:	Public Supply
Location:	9898 Calvary Rd, Willis
Well Registration:	2023082407
Depth (ft):	390.0
Diameter (in):	4.0

Information

1. Issue a permit commencing February 13, 2024 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 will provide water for a strip center.
5. Applicant requests 750,000 gallons for 2024 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Jasper aquifer well. Applicant is further requesting the issuance of OP-23082403-JSPR with an allocation of 750,000 gallons in the Jasper aquifer for 2024 and annually thereafter. Applicant will provide water for a strip center with a convenience store, washateria and future retail development. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 750,000 gallons for the Jasper aquifer annually.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Oil & Mud Innovative Technologies, Inc.

Attn: Daniel Lemkuil
306 Main St., 3rd Floor
Houston, TX 77002

Permit No. OP-10080201H-CHEV

Amend Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	0.350
GM Recommendation (MG):	0.350
Water use:	Public Supply (PWS) & Commercial
Location:	13545 Exxon Rd., Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 13, 2024 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 350,000 gallons.
5. Applicant currently has an HUP303B-CHEV in the amount of 362,040 gallons and an OP-10080201H-CHEV in the amount of 796,960 gallons. Amount available pending approval of this application equals 1,509,000 gallons in the .
6. Applicant's reported pumpage for 2023 equals 839,390 gallons.
7. District Staff Technical Review and Recommendation: Applicant currently holds HUP303B-CHEV & OP-10080201H-CHEV with an aggregate allocation of 1,159,000 gallons for the Chicot annually. Applicant is requesting an increase in the permit allocation of 350,000 gallons for the Chicot. If approved the revised allocation will be 1,509,000 gallons for the Chicot annually. Applicant serves as a public supply for a residential area with an estimated 9 single family dwellings. Applicant will be adding 5 additional residential connections and 1 commercial connection. The commercial connection will be a small bottling company. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 350,000 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.

Areli Foundation

Attn: Dennis Rogers
P O Box 801853
Houston, TX 77280

Permit No. OP-24010301-CHEV

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	0.150
GM Recommendation (MG):	0.150
Water use:	Commercial
Location:	126 McCrorey Rd., Conroe
Well Registration:	2024010301
Depth (ft):	420.0
Diameter (in):	4.0

Information

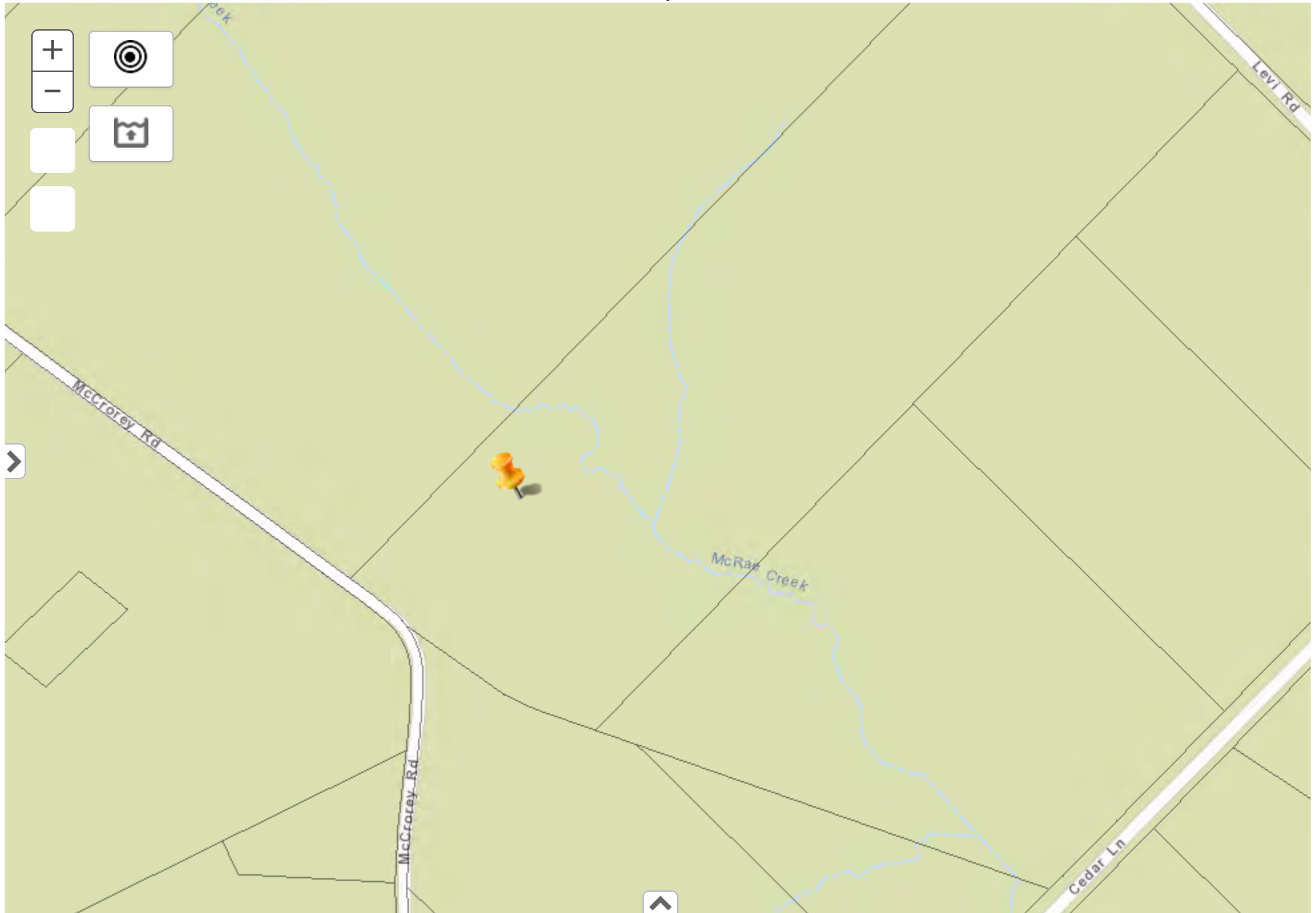
1. Issue a permit commencing February 13, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for kids day activities facility.
5. Applicant requests 150,000 gallons for 2024 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Evangeline aquifer well. Applicant is further requesting the issuance of OP-24010301-CHEV with an allocation of 150,000 gallons in the Evangeline for 2024 and annually thereafter. Applicant will provide for a kid's day activity facility. The facility will have two employees and activities two to six times a month in the beginning. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 150,000 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.



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

Areli Foundation OP-24010301-CHEV
126 McCrorey Rd, Conroe

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Angel Albiter

Attn:
14740 Kirbee Dr.
Conroe, TX 77302

Permit No. OP-24011201-CHEV

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	0.150
GM Recommendation (MG):	0.150
Water use:	Commercial
Location:	18396 Hwy 105, Cleveland
Well Registration:	2024011202
Depth (ft):	Unknown
Diameter (in):	2.0

Information

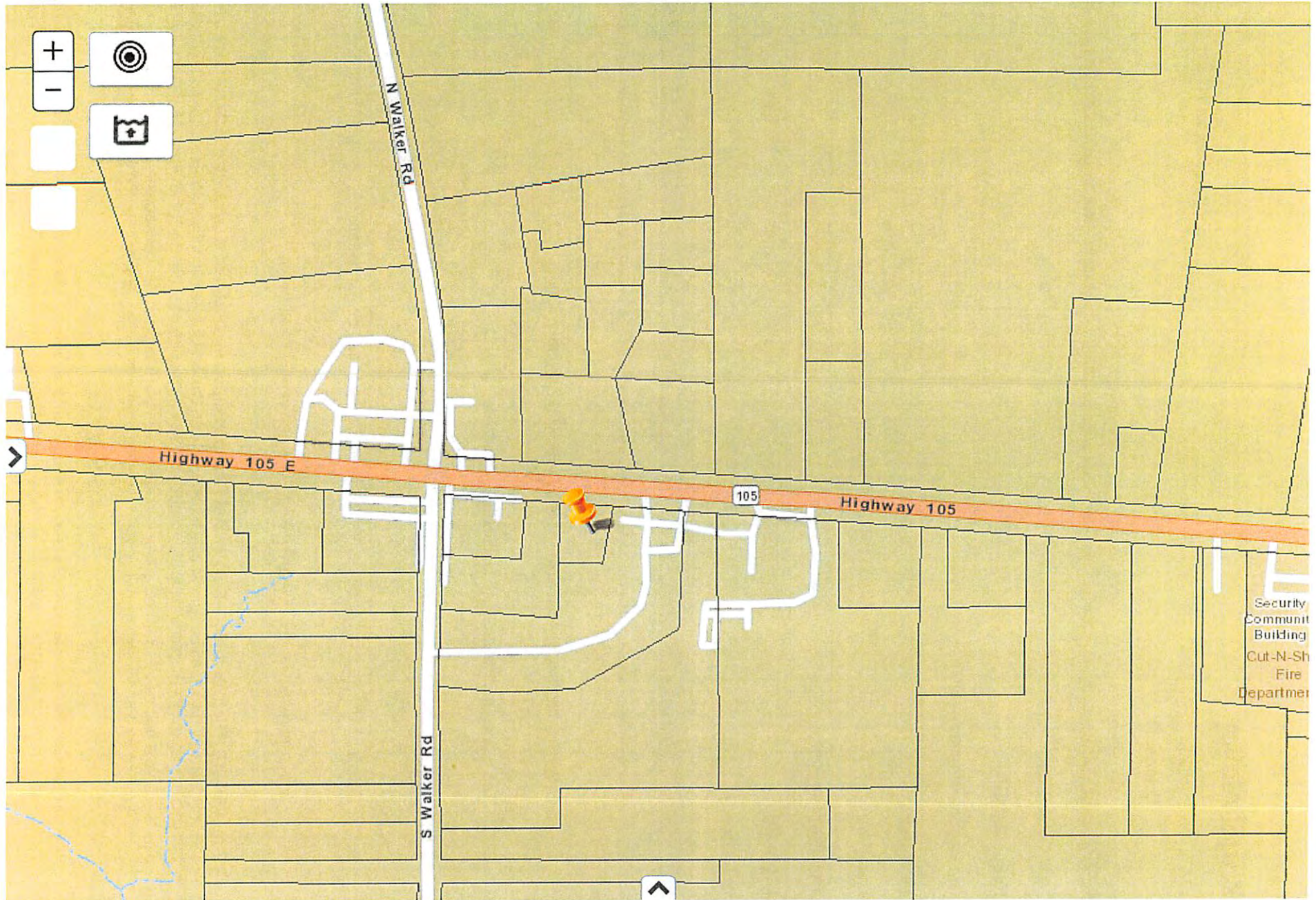
1. Existing Well - Issue a permit commencing February 13, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for hair salon.
5. This is an existing well not permitted with the District. Well began beneficially using water in 1990.
6. Applicant requests 150,000 gallons for 2024 and annually thereafter.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of an existing Chicot well not previously registered with the District. Applicant is further requesting the issuance of OP-24011201-CHEV with an allocation of 150,000 gallons for the Chicot annually. Applicant's well is to serve a hair salon. Staff recommends to the General Manager that she recommend the Board approve the registration of the well as Non-Exempt and the requested allocation of 150,000 gallons for the Chicot annually.
8. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with the condition: That a water meter is properly installed by 2/28/2024.



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

Albiter ,Angel OP-24011201-CHEV
18396 Hwy 105, Cleveland

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Roman Forest Property LLC (Fuel Maxx 96)

Attn: Faem N. Momin
26830 Kuykendahl Rd, Suite 200
Tomball, TX 77375

Permit No. OP-23121501-CHEV

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	0.750
GM Recommendation (MG):	0.750
Water use:	Commercial
Location:	3202 Roman Forest Blvd., New Caney
Well Registration:	2023121501
Depth (ft):	250.0
Diameter (in):	4.0

Recommendation

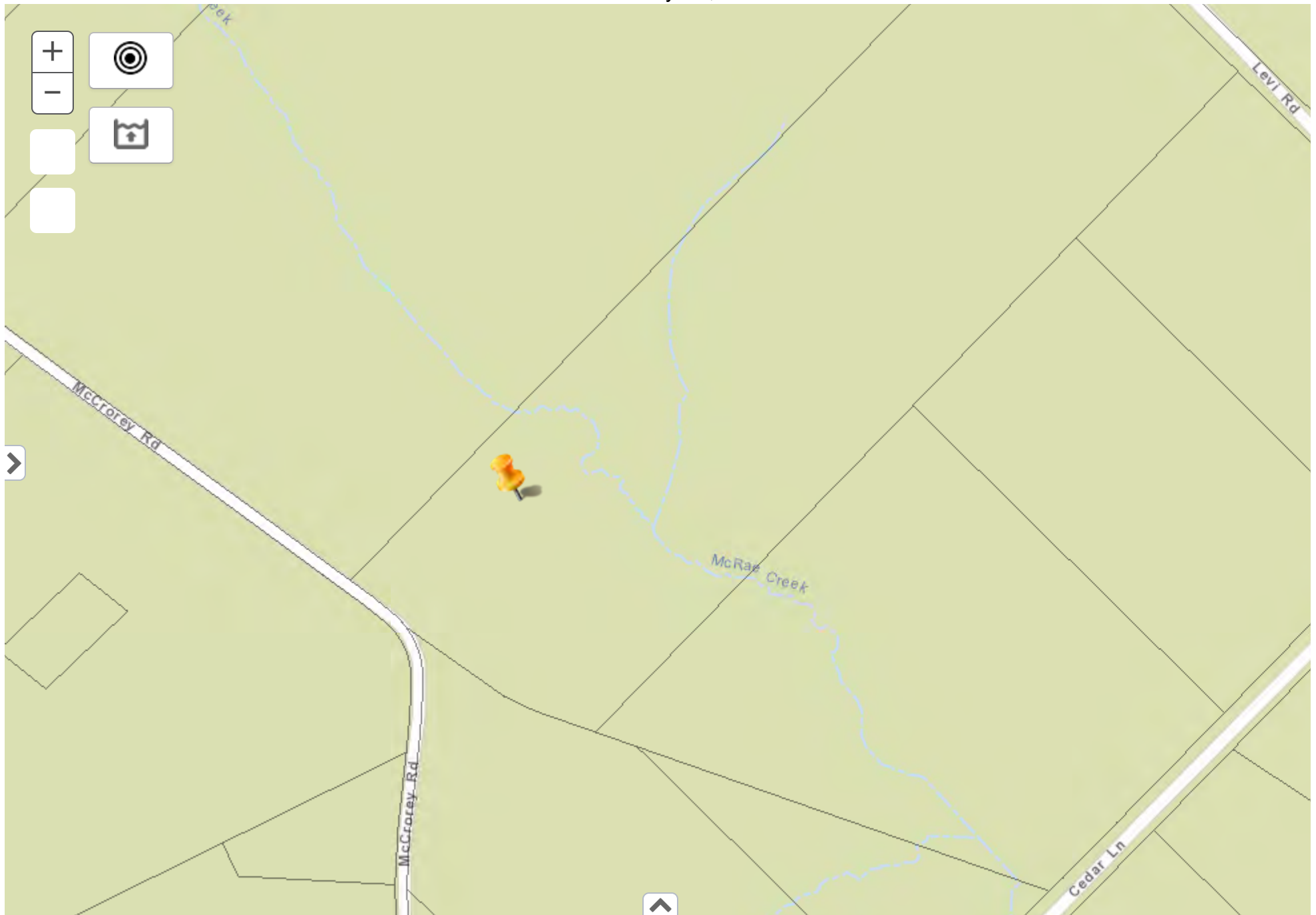
1. Issue a permit commencing February 13, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for retail center.
5. Applicant requests 750,000 gallons for 2024 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Evangeline aquifer well. Applicant is further requesting the issuance of OP-23121501-CHEV with an allocation of 750,000 gallons in the Evangeline for 2024 and annually thereafter. Applicant will provide retail center with a convenience store, pizza shop and sandwich shop. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 750,000 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.



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

Areli Foundation OP-24010301-CHEV
126 McCrorey Rd, Conroe

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JPCT Investments, LLC

Attn: Joseph Coleman
17915 Becker Rd
Hockley, TX 77447

Permit No. OP-24010801-JSPR

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	107.290581
GM Recommendation (MG):	107.290581
Water use:	Public Supply(PWS) & Commercial
Location:	16415 FM 3083 Rd, Conroe
Well Registration:	2024010801
Depth (ft):	1050.0
Diameter (in):	12.0

Information

1. Issue a permit commencing February 13, 2024 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 residential and commercial development.
5. Applicant requests 107,290,581 gallons for 2024 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Jasper aquifer well which will serve a newly developing area. Applicant is further requesting the issuance of OP-24010801-JSPR with an allocation of 107,290,581 gallons in the Jasper for 2024 and annually thereafter. Applicant will use allocation during the pump test, step test, construction of water lines, utilities and developing residential and commercial connections. Applicant is estimating construction of 595 homes and 505 commercial connections. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed wells, and further approve the requested allocation of 107,290,581 gallons in the Jasper for 2024 and annually thereafter.
7. 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
655 Conroe Park North Drive, Conroe, TX 77303

JPCT Investments Op-24010801-JSPR
16415 FM 3083 Rd, Conroe

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Aqua Texas, Inc. (Carriage Hills)

Attn: Ashley M McCaffrey
19244 Ella Blvd
Spring, TX 77388

Permit No. OP-05111403E-CHEV

Amend Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	20.000
GM Recommendation (MG):	20.000
Water use:	Public Supply (PWS)
Location:	1402 Lamesa Dr., Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 13, 2024, 2024 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.
5. Applicant currently has an HUP in the amount of 65,000,000 gallons and an OP in the amount of 2,000,000 gallons. Amount available pending approval of this application equals 87,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 85,806,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP005A-CHEV with an allocation of 65,000,000 gallons and OP-05111403D-CHEV with an allocation of 2,000,000 gallons and 3 wells. Applicant currently uses the water from these wells to serve 705 single family connections. The usage for 2023 is 85,806,000 gallons. Applicant is requesting an additional 20,000,000 gallons annually for 05111403D-CHEV due to the residential growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 20,000,000 gallons annually for OP-05111403D-CHEV as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Lake Conroe Village)

Attn: Ashley M McCaffrey
19244 Ella Blvd
Spring, TX 77388

Permit No. OP-07092601J-JSPR

Amend Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	18.000
GM Recommendation (MG):	18.000
Water use:	Public Supply (PWS)
Location:	11580 Highway 105 W, Montgomery
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing January 9, 2024 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 18,000,000 gallons.
5. Applicant currently has an HUP in the amount of 8,109,000 gallons and an OP in the amount of 22,891,000 gallons. Amount available pending approval of this application equals 49,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 36,360,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP0016-JSPR with an allocation of 8,109,000 gallons and OP-07092601J-JSPR with an allocation of 22,891,000 and 2 wells. Applicant currently uses the water from these wells to serve 917 single family connections. The usage for 2023 is 43,033,000 gallons. Applicant is requesting an additional 18,000,000 gallons annually for OP-07092601J-JSPR due to the residential growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 18,000,000 gallons annually for OP-07092601J-JSPR as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Lake Creek Forest)

Attn: Ashley M McCaffrey
19244 Ella Blvd
Spring, TX 77388

Permit No. OP-06092601G-CHEV

Amend Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	8.000
GM Recommendation (MG):	8.000
Water use:	Public Supply (PWS)
Location:	29 Creek Forest Lane, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 13, 2024 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 8,000,000 gallons.
5. Applicant currently has an HUP in the amount of 23,497,000 gallons and an OP in the amount of 16,503,000 gallons. Amount available pending approval of this application equals 48,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 46,668,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP0017-CHEV with an allocation of 23,497,000 gallons and OP-06092601F-CHEV 16,503,000 and 2 wells. Applicant currently uses the water from these wells to serve 320 single family connections. The usage for 2023 is 46,668,000 gallons. Applicant is requesting an additional 8,000,000 gallons annually for OP-06092601F-CHEV due to the residential growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 8,000,000 gallons annually for OP-06092601G-CHEV as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Walnut Springs)

Attn: Ashley M McCaffrey
19244 Ella Blvd
Spring, TX 77388

Permit No. OP-23121801-CHEV

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	10.000
GM Recommendation (MG):	10.000
Water use:	Public Supply (PWS)
Location:	16502 Mockingbird, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Issue a permit commencing January 9, 2024 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 10,000,000 gallons for 2024 and annually thereafter.
5. Applicant currently has an HUP in the amount of 15,000,000 gallons. Amount available pending approval of this application equals 25,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 22,422,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP022A with an allocation of 15,000,000 gallons and 3 wells. Applicant currently uses the water from these wells to serve 315 single family connections. The usage for 2023 is 28,933,000 gallons. Applicant is requesting 10,000,000 gallons annually for OP-23121801-CHEV due to the residential growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation of 10,000,000 gallons annually for OP-23121801-CHEV as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Aqua Texas, Inc. (Lake Conroe Forest & Tejas Creek)

Attn: Ashley M McCaffrey
19244 Ella Blvd
Spring, TX 77388

Permit No. OP03-0039D-JSPR

Amend Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	26.710
GM Recommendation (MG):	26.710
Water use:	Public Supply (PWS)
Location:	Adobe Terrace Worth Street (Tejas Creek Water Plant), Montgomery Lat 30/21/20 Long 05/35/34
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing February 13, 2024 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 26,710,000 gallons for 2024 and annually thereafter.
5. Applicant currently has an OP in the amount of 14,564,500 gallons. Amount available pending approval of this application equals 41,274,500 gallons.
6. Applicant's reported pumpage for 2023 equals 67,701,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP015 with an allocation of 16,725,500 gallons and one well in the Evangeline aquifer, and OP03-0039C-JSPR with an allocation of 14,564,500 gallons and 1 well in the Jasper aquifer. Applicant currently uses the water from these wells to serve 438 single family connections. The usage for 2023 is 65,301,000 gallons. Applicant is requesting an additional 26,710,000 gallons annually for OP03-0039D-JSPR due to the residential growth within the district. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 26,710,000 gallons annually for OP03-0039D-JSPR as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Greater Harris County 911 Emergency Network (Pleasant Valley Road)

Attn: Sam Mitchell
31919 Pleasant Valley Road
Magnolia, TX 77354

Permit No. OP-24010401-CHEV

Operating Permit

Date of Hearing:	2/13/2024
Request (MG):	0.100
GM Recommendation (MG):	0.100
Water use:	Public Supply
Location:	31919 Pleasant Valley Road, Magnolia
Well Registration:	2024010402
Depth (ft):	220.0
Diameter (in):	4.0

Information

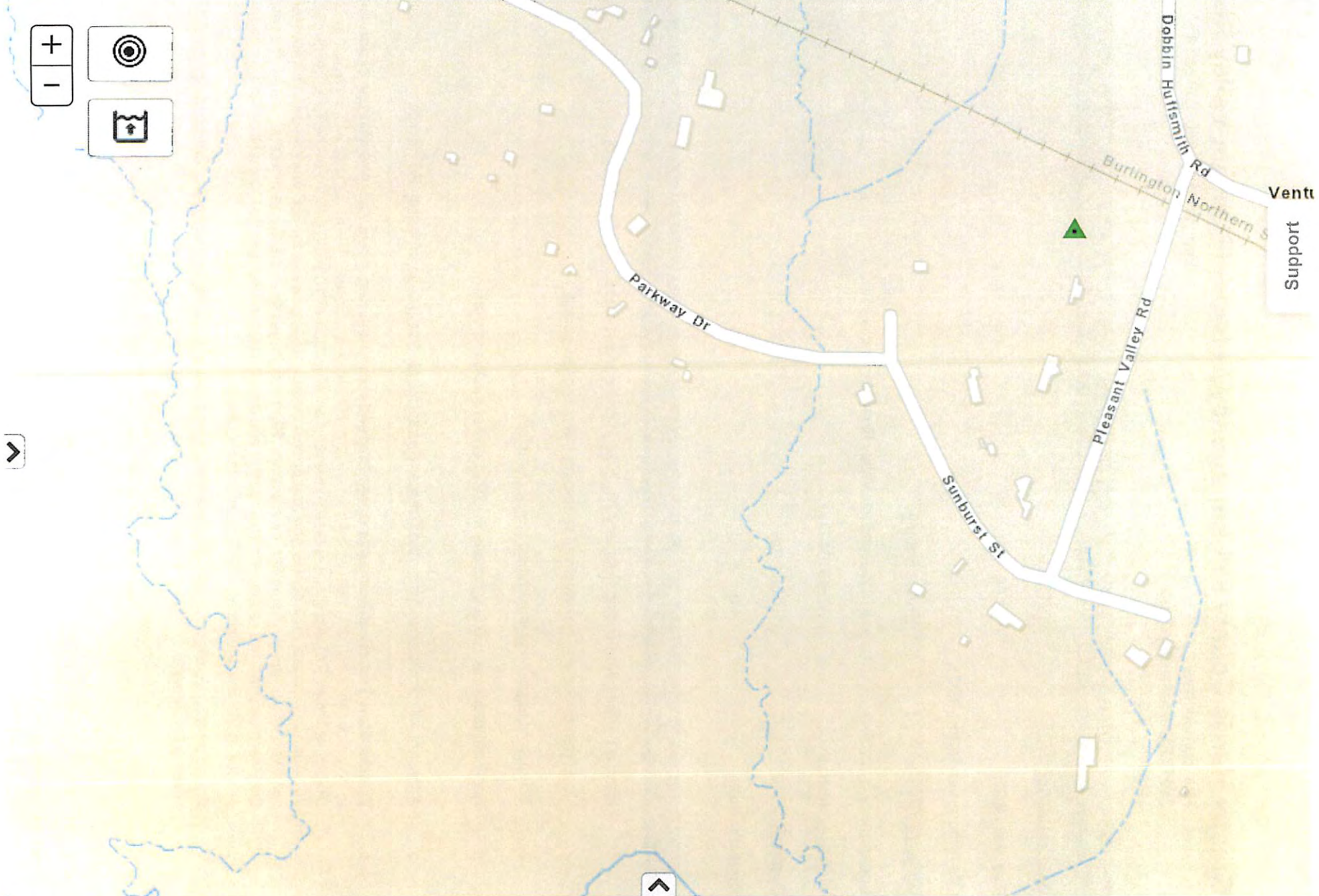
1. Issue a permit commencing February 13, 2024 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 100,000 gallons for 2024 and annually thereafter.
5. Applicant will provides water for the Greater Harris County 911 (Pleasant Valley Rd) facility.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well which will provide water for Greater Harris County 911 Emergency Network (Pleasant Valley Rd). Applicant is also requesting an allocation of 100,000 gallons in the Evangeline aquifer for 2024 annually based on 1 connection and approximately 10 employees for 365 days a year. District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 100,000 gallons in the Evangeline aquifer annually as requested.
7. 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
655 Conroe Park North Drive, Conroe, TX 77303

Greater Harris County Emerg Network
(Pleasant Valley Rd)
OP-24010401
Well Reg 2024010402
31919 Pleasant Valley Rd

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LONE STAR GROUNDWATER CONSERVATION DISTRICT

January 9, 2024

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 9, 2024.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:01 PM announcing the meeting open to the public.

ROLL CALL:

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

Jim Spigener
Stuart Traylor
Janice Thigpen
Jonathan Prykryl
Jon Paul Bouché
Kenneth Earnest
Garry Dent

Seven members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, General Manager; Kirstin Hein Permitting Director, Justin Saenz, Education & Conservation Coordinator; 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".*

Director Bouché lead prayer and Secretary Thigpen lead the US and Texas pledges.

PUBLIC COMMENTS:

No comments were received.

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE FOLLOWING OPERATING PERMITS and/or METER EXEMPTIONS:

Ms. Hein provided an overview of the seven(7) permits before the board for consideration. Ms. Hein requested that the board consider Item 3 separately due to a request for a spacing exception and complexity of the permit.

i. Waters Edge RV, LLC

Applicant is requesting an amendment to an Operating Permit OP-10060901A-JSPR for an increase in production authorization in the amount of 9,000,000 gallons for 2024 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.

ii. Ellison Collections, LLC (McCrorey Trails)

Applicant is requesting registration of a new Jasper Aquifer operating permit and for production authorization in the amount of 37,668,000 gallons for 2024 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.

iv. Blair Warehouse Park LLC

Applicant is requesting an amendment to an Operating Permit OP-20102101-CHEV for an increase in production authorization in the amount of 438,000 gallons for 2024 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.

v. Entergy Texas Inc (LC Rec Area)

Applicant is requesting registration of a new Jasper Aquifer operating permit, registration of 1 existing Jasper Aquifer well to be plugged, and for production authorization in the amount of 438,000 gallons for 2024 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.

vi. Far Hills Utility District (AWS Production Well)

Applicant is requesting an amendment to an Operating Permit AWS-15120101C-CAT for an increase in production authorization in the amount of 40,000,000 gallons for 2024 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.

vii. Ross Forward

Applicant is requesting registration of a new Evangeline Aquifer operating permit and for production authorization in the amount of 500,000 gallons for 2024 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.

Director Earnest moved to approve Items #1, 2, and 4 -7 as recommended by the General Manager and Director Bouché seconded the motion. Motion passed.

To introduce Item 3, Ms. Kouba provided the Board of Directors with a statement from Advanced Groundwater Solution's Hydrogeological Report Memorandum on the hydrogeologic separation and anticipated impacts of the proposed well. This summary included details on the wells included in Porter Special Utility District's request for spacing exception.

iii. Porter Special Utility District

Applicant is requesting an amendment to an Operating Permit OP03-0006G-CHEV for registration of a new Chicot/Evangeline Aquifer operating permit. Due to the combined max gpm of the well system and request for spacing exceptions, a hydrogeological report was required for the proposed amendment. Please see attached memorandum for additional information on the review of the Hydrogeological Report and the requested actions.

Director Earnest moved to approve Item 3 and Director Dent seconded the motion. No discussion, President Spigner called for a voice, motion passed.

ADJOURN:

Treasurer Prykryl moved to adjourn the January 9, 2024 Public Hearing on Permit Applications and Vice President Traylor seconded the motion. Motion passed. The meeting was adjourned at 6:16 pm.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF FEBRUARY 2024.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

January 09, 2024

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 09, 2024.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:17 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:

Jim Spigener
Stuart Traylor
Janice Thigpen
Jonathan Prykryl
Kennith Earnest
Kenneth Earnest
Garry Dent

Seven members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Sarah Kouba, General Manager; Kirstin Hein Permitting Director, Justin Saenz, Education & Conservation Coordinator; 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 made, one public comment was submitted via email and placed in the Board’s packet.

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, Director Dent moved to approve the meeting as presented, Vice President Traylor seconded the motion. President Spigener called for a voice vote, motion passed to approve the meeting minutes as presented.

- November 14, 2023, Rulemaking Hearing
- December 12, 2023, Regular Meeting
- December 12, 2023 Special Meeting

COMMITTEE REPORTS:

A. Executive Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting. President Spigener announced that committee met with the Budget Committee and decided to upgrade the health insurance for employees, transitioning from a individual coverage to family coverage to accommodate the district's growing workforce with families. Despite the complexities involved, the committee has worked out a deal with the insurance company to provide this coverage. The financial savings accrued over the past year or two are sufficient to cover the increased insurance premiums for the next seven years..

A. Budget & Finance Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting. Treasurer Prykryl mentioned discussing the budget with Ms. Kouba, and Ms. Kouba elaborated on it, noting that a copy of the budget was included in the board packet. They planned to discuss the 2024 budget after reviewing the December 2023 and fourth-quarter financials
- 2) Review of unaudited financials for the month of December 2023 – Sarah Kouba, General Manager. Ms. Kouba provided a financial update for December 2023, indicating that the income for the month was \$409,295.17 and expenses were \$246,138.68. The net income for December 31st, 2023, was \$163,156.49, with a year-to-date net income of \$2,080,042.57. The total cash balance as of December 31st, 2023, was \$6,874,163.88.
- 3) Review of 4th Quarter Investment Report 2023 Ms. Kouba provided information on the money market taxable accounts for the fourth quarter. At the beginning of the quarter, the total was \$5,967,861.82, and by the end, it reached \$6,883,898.27. Deposits exceeded withdrawals by \$913,824.89, and interest earned was \$2,211.56. First Financial Bank confirmed that all district deposits are adequately covered by their pledge security, as per safekeeping reports.

- 4) Discuss, consider, and possible action regarding approval of Resolution #23-007 adopting FY 2024 Operating and Capital Outlay Budgets Ms. Kouba reported that the executive committee and the Budget Committee have collaborated on the approach to the proposed 2024 budget, and they have reached an agreement. She requested approval of the resolution regarding the 2024 proposed budget.

Treasurer Prykryl moved to approve Resolution #23-007 adopting FY 2024 Operation and Capital Outlay Budgets. Vice President Traylor seconded the motion. Director Dent noted a clerical error of 2023 instead of 2024, Motion passed and clerical error would be fixed before signing.

B. External Affairs Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting President Spigner mentioned upcoming meetings with legislators Will Metcalf and Ernest Bailes to discuss the district's status and potential needs. He invited others to join and noted that the meeting with Will Metcalf is scheduled for January 22nd at lunchtime.

C. DFC & Technical Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting Vice President Traylor reported that the committee has been meeting consistently, with recent meetings held on December 14th, 21st, and January 5th. Progress is being made, particularly regarding Site 1 with Port SUD. Discussions are ongoing regarding Site 2, which may necessitate further studies before advancing. Ms. Kouba provided an update on Site 1 and the preconstruction date, indicating that they are currently working to finalize it, with the expectation that it will be in early February. She mentioned that the mobilization date specified in the contract is February 8th, and the contractor is on track with their timeline. Additionally, the paperwork portion for insurance and bonds has been completed, and all necessary project contact information has been provided. Discussions with ALSAY regarding the preconstruction date are ongoing.

President Spigner thanked Ms. Kouba, Ms. Reece, and the DFC committee for all their and a special shoutout to Porter SUD for all their support and cooperation and Treasurer Prykryl for all his working to assist in moving this forward.

D. Rules, Bylaws & Policies Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting President Spigner reiterated that the rule revisions are still in progress, with the aim of completing them sometime before the end of the first quarter of 2024. He assured that more updates will be provided as the process advances.

Presentation by United States Geological Survey (USGS) regarding groundwater studies and programs for Montgomery County

Jason Ramage presented on water level data collecting in and around Montgomery County.

Receive information from District's technical consultants regarding subsidence studies and/or discussion regarding the same

- 1) Update the Board on status of proposed sites for Phase III of the Subsidence Study and public request for bid for Site 1 in collaboration with Porter Special Utility District. Ms. Kouba mentioned the need to seek advice from legal counsel regarding the recently entered contract with Collier Consulting for the software. She suggested discussing this matter during the executive session at the end of the meeting and considering possible actions afterward.

2)

GROUNDWATER MANAGEMENT AREA 14 - UPDATE THE BOARD ON THE ISSUES RELATED TO JOINT PLANNING ACTIVITIES AND DEVELOPMENT OF DESIRED FUTURE CONDITIONS IN GMA 14:

President Spigner mentioned that there are no updates at the moment, but the board is anticipating its first meeting of the year, scheduled for February 29th, here at the Lone Star Groundwater Conservation District.

GENERAL MANAGER'S REPORT:

Ms. Kouba provided a comprehensive update on the general operations of the district. She mentioned that they had signed the final contract with Collier Consulting for district software and were in the initial stages of website updates. Additionally, they were continuing the process of application consolidation and audits throughout the district. Ms. Kouba also announced the addition of Hope Mathis as the third permitting technician and mentioned that an offer had been made for the Director of Operations position, pending acceptance. She noted that there were currently no open positions in the district, considering it fully staffed.

In terms of field operations, Ms. Kouba reported that there were 181 field inspection reports conducted in December. She provided an update on permit applications, stating that there were 23 under review, with 7 listed for the January hearing. She also mentioned well registration updates and attendance at various meetings and events, including school visits and legal proceedings.

Looking ahead, Ms. Kouba outlined upcoming events such as a legislative consultant meeting, TAGD boot camp, and the Gulf Coast Water Conservation Symposium. She also mentioned that the district would be hosting the GMA 14 regular meeting on February 29th. Additionally, she emphasized the importance of education outreach programs and expressed excitement about attending more schools to expand their outreach efforts..

GENERAL COUNSEL'S REPORT:

Ms. Reese stated she had nothing to report at this time.

EXECUTIVE SESSION:

The Board recessed at 7:01 PM into a closed Executive Session pursuant to Texas Government Code, Sections 551.074 to discuss personnel matters and annual review of the General Manager, and 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 8:09 PM

NEW BUSINESS:

Nothing to report on currently.

ADJOURN:

There being no further business Vice President Traylor moved to adjourn the meeting and Treasurer Prykryl seconded the motion. President Spigner called for a voice vote, motion carried. The meeting was adjourned at 8:11 PM.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF FEBRUARY 2024.

Janice Thigpen, Board Secretary

Lone Star Groundwater Conservation District
Balance Sheet
As of January 31, 2024

Accrual Basis

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	7,132,155.62
First Bank (Operating)	141,101.11
TexPool	50,172.87
Total Checking/Savings	7,323,429.60
Accounts Receivable	
Accounts Receivable	447,863.95
Total Accounts Receivable	447,863.95
Other Current Assets	
Allow for Bad Debts	-9,717.13
Prepaid Insurance	
TWCA premium	5,285.75
Prepaid Dishonesty & Public Bond	1,069.92
Total Prepaid Insurance	6,355.67
Total Other Current Assets	-3,361.46
Total Current Assets	7,767,932.09
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-462,212.04
Total Bldg & Land	1,391,527.23
Furniture & Equipment	
Furniture/Fixture/Equipment	353,692.94
Accumulated Depreciation	-293,184.09
Total Furniture & Equipment	60,508.85
Total Fixed Assets	1,452,036.08
TOTAL ASSETS	9,219,968.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	87,502.65
Total Accounts Payable	87,502.65
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-68,400.46
Total Accrued Expenses	-1,228.93
Accrued Vacation Time	22,339.97
Deferred Revenue	-278,831.78

Lone Star Groundwater Conservation District
Balance Sheet
As of January 31, 2024

Accrual Basis

	Jan 31, 24
Direct Deposit Liabilities	
AFLAC-EE portion	-720.20
Mission Sq 401(a)-EE portion	0.06
Mission Sq-401(a) - ER portion	-0.03
Guardian-EE portion	-55.64
Total Direct Deposit Liabilities	-775.81
Payroll Liabilities	2,622.15
Total Other Current Liabilities	-255,820.40
Total Current Liabilities	-168,317.75
Total Liabilities	-168,317.75
Equity	
Invested in Capital Assets, net	1,518,850.65
Opening Bal Equity	-189.25
Retained Earnings	7,759,479.78
Net Income	110,144.74
Total Equity	9,388,285.92
TOTAL LIABILITIES & EQUITY	9,219,968.17

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
January 2024

11:07 AM
 02/08/24
 Accrual Basis

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Returned Check Charges	38.00		38.00		
Administrative Fee					
Application Fee					
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	83.33	0.00	83.33	1,000.00
Operating Permit	4,650.00	4,166.66	4,650.00	4,166.66	50,000.00
Temporary Permit	250.00	50.00	250.00	50.00	600.00
Total Application Fee	4,900.00	4,674.99	4,900.00	4,674.99	56,100.00
Administrative Fees - Other	0.00	41.66	0.00	41.66	500.00
Change of Ownership/Type	900.00	333.33	900.00	333.33	4,000.00
Returned Check Fee	0.00	4.16	0.00	4.16	50.00
Total Administrative Fee	5,800.00	5,054.14	5,800.00	5,054.14	60,650.00
Interest Income	809.78	416.66	809.78	416.66	5,000.00
Lone Star GCD Fees					
Well/Meter Re-inspection Fee	0.00	166.66	0.00	166.66	2,000.00
Agricultural Permits					
Agricultural OP 2024	75.50	95.38	75.50	95.38	1,144.57
Agricultural HUP 2024	58.79	112.95	58.79	112.95	1,355.43
Total Agricultural Permits	134.29	208.33	134.29	208.33	2,500.00
Export Fees	0.00	50.00	0.00	50.00	600.00
Historic Use Fee					
Historic Use Fee 2024	96,552.35	100,000.00	96,552.35	100,000.00	1,200,000.00
Total Historic Use Fee	96,552.35	100,000.00	96,552.35	100,000.00	1,200,000.00
Operating Permit Fees					
Operating Permit 2024	168,575.86	145,833.33	168,575.86	145,833.33	1,750,000.00
Total Operating Permit Fees	168,575.86	145,833.33	168,575.86	145,833.33	1,750,000.00
AWS Production fees					
AWS Production Fees - 2024	17,328.20	12,500.00	17,328.20	12,500.00	150,000.00
Total AWS Production fees	17,328.20	12,500.00	17,328.20	12,500.00	150,000.00
Overpumpage of a Permit	0.00	4,166.66	0.00	4,166.66	50,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
January 2024

11:07 AM
 02/08/24
 Accrual Basis

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
Penalty/ Interest	0.00	833.33	0.00	833.33	10,000.00
Total Lone Star GCD Fees	282,590.70	263,758.31	282,590.70	263,758.31	3,165,100.00
Total Income	289,238.48	269,229.11	289,238.48	269,229.11	3,230,750.00
Gross Profit	289,238.48	269,229.11	289,238.48	269,229.11	3,230,750.00
Expense					
Election Expense	0.00	16,666.66	0.00	16,666.66	200,000.00
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
Strategic Communications	1,255.35	5,666.66	1,255.35	5,666.66	68,000.00
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	2,916.66	0.00	2,916.66	35,000.00
ET Weather Station Network	40.13	208.33	40.13	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	1,295.48	15,770.79	1,295.48	15,770.79	189,250.00
Total Educate/Public Aware Coordinate	1,295.48	15,770.79	1,295.48	15,770.79	189,250.00
Attorney Fees					
Legislative Consulting	9,000.00	12,500.00	9,000.00	12,500.00	150,000.00
PIA Legal Work	0.00	416.66	0.00	416.66	5,000.00
General Counsel Work	30,530.64	31,250.00	30,530.64	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	39,530.64	46,666.66	39,530.64	46,666.66	560,000.00
Board Expense					
Meeting/Conference	308.17	833.33	308.17	833.33	10,000.00
Per Diem	2,750.00	5,250.00	2,750.00	5,250.00	63,000.00
Payroll Tax Liability - Board	210.39	458.33	210.39	458.33	5,500.00
Board Meeting Expense	316.33	625.00	316.33	625.00	7,500.00
Total Board Expense	3,584.89	7,166.66	3,584.89	7,166.66	86,000.00
Advertising/Public Notices					
Audit Fees	42.00	500.00	42.00	500.00	6,000.00
	0.00	958.33	0.00	958.33	11,500.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
 January 2024

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
Building Expense					
Board Room Virtual Meeting Syst	0.00	125.00	0.00	125.00	1,500.00
Building Maintenance	1,502.10	4,166.66	1,502.10	4,166.66	50,000.00
Utilities & Housekeeping	3,804.31	4,333.33	3,804.31	4,333.33	52,000.00
Total Building Expense	5,306.41	8,624.99	5,306.41	8,624.99	103,500.00
Computer Support					
Well Permitting Database Mgmt	0.00	8,333.33	0.00	8,333.33	100,000.00
Hosting/Internet/Backup	600.10	2,333.33	600.10	2,333.33	28,000.00
Repair & Support	2,327.00	2,166.66	2,327.00	2,166.66	26,000.00
Software	196.50	833.33	196.50	833.33	10,000.00
Total Computer Support	3,123.60	13,666.65	3,123.60	13,666.65	164,000.00
Technical Consultant Services					
Technical Consulting	19,265.88	12,500.00	19,265.88	12,500.00	150,000.00
Permitting Consulting Services	5,065.00	23,333.33	5,065.00	23,333.33	280,000.00
GMA 14 Planning	18,864.75	6,250.00	18,864.75	6,250.00	75,000.00
Total Technical Consultant Services	43,195.63	42,083.33	43,195.63	42,083.33	505,000.00
Field/Technical Expense					
PAM Units	259.00	1,250.00	259.00	1,250.00	15,000.00
Field Supplies	0.00	291.66	0.00	291.66	3,500.00
Vehicle Fuel Expense	410.81	708.33	410.81	708.33	8,500.00
Vehicle/Mobile/Lab Repair & Maint	109.98	250.00	109.98	250.00	3,000.00
Vehicle -Capital expense	0.00	416.66	0.00	416.66	5,000.00
Total Field/Technical Expense	779.79	2,916.65	779.79	2,916.65	35,000.00
Insurance					
Bonds	54.19	83.33	54.19	83.33	1,000.00
Building & Property Insurance	402.83	458.33	402.83	458.33	5,500.00
Errors and Omissions	188.00	208.33	188.00	208.33	2,500.00
Liability	70.42	166.66	70.42	166.66	2,000.00
Vehicle Insurance	420.55	426.25	420.55	426.25	5,115.00
Total Insurance	1,135.99	1,342.90	1,135.99	1,342.90	16,115.00
Manager					
Travel/Edu/Training	412.65	666.66	412.65	666.66	8,000.00
Vehicle Allowance	600.00	625.00	600.00	625.00	7,500.00
Total Manager	1,012.65	1,291.66	1,012.65	1,291.66	15,500.00
Memberships Dues /Subscriptions					
	0.00	833.33	0.00	833.33	10,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
 January 2024

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 02/08/24
 Accrual Basis

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
Miscellaneous					
Miscellaneous Expense	0.00	416.66	0.00	416.66	5,000.00
Total Miscellaneous	0.00	416.66	0.00	416.66	5,000.00
Office Expenses					
Equipment Lease - Copier	175.00	175.00	175.00	175.00	2,100.00
Office Equipment	0.00	541.66	0.00	541.66	6,500.00
Office Supplies	943.70	541.66	943.70	541.66	6,500.00
Total Office Expenses	1,118.70	1,258.32	1,118.70	1,258.32	15,100.00
Payroll Expenses					
Salaries	48,264.53	65,833.33	48,264.53	65,833.33	790,000.00
Payroll Tax Liability	3,512.39	3,875.00	3,512.39	3,875.00	46,500.00
Retirement	2,895.88	3,750.00	2,895.88	3,750.00	45,000.00
Medical/Life	6,414.46	7,916.66	6,414.46	7,916.66	95,000.00
SUI	47.26	208.33	47.26	208.33	2,500.00
Workman's Comp	88.59	183.33	88.59	183.33	2,200.00
Payroll Service Fees	60.00	83.33	60.00	83.33	1,000.00
Total Payroll Expenses	61,283.11	81,849.98	61,283.11	81,849.98	982,200.00
Postage Expense					
Postage Meter & Supplies	200.40	83.33	200.40	83.33	1,000.00
Postage/Shipping/Delivery Ser	1,500.00	500.00	1,500.00	500.00	6,000.00
Total Postage Expense	1,700.40	583.33	1,700.40	583.33	7,000.00
Printing Programs					
Subsidence III - Coring Site II	0.00	750.00	0.00	750.00	9,000.00
Subsidence III - Coring Site I	0.00	150,000.00	0.00	150,000.00	1,800,000.00
Subsidence Study - Phase III	15,954.50	125,000.00	0.00	125,000.00	1,500,000.00
Additional Scientific Programs	0.00	12,500.00	15,954.50	12,500.00	150,000.00
Hydrogeological Modeling/Protec	0.00	2,083.33	0.00	2,083.33	25,000.00
USGS Joint Funding Agreement	0.00	83.33	0.00	83.33	1,000.00
USGS - Groundwater Level Data	0.00	0.00	0.00	0.00	15,350.00
USGS - Water Level chg/subside	0.00	0.00	0.00	0.00	56,856.00
Total USGS Joint Funding Agreement	0.00	0.00	0.00	0.00	72,206.00
Total Programs	15,954.50	289,666.66	15,954.50	289,666.66	3,548,206.00

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02/08/24

Accrual Basis

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
January 2024

	<u>Jan 24</u>	<u>Budget</u>	<u>Jan 24</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	179,093.74	543,263.54	179,093.74	543,263.54	6,591,371.00
Net Ordinary Income	110,144.74	-274,034.43	110,144.74	-274,034.43	-3,360,621.00
Net Income	110,144.74	-274,034.43	110,144.74	-274,034.43	-3,360,621.00

February 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13 LSGCD Board of Directors Meeting 6PM	14 <i>Ash Wednesday Valentine's Day</i>	15	16	17
18	19 <i>President's Day</i>	20	21	22 2024 Gulf Coast Water Conservation Symposium— 8AM to 5PM	23	24
25	26	27	28	29 GMA 14 Meeting 10 AM LSGCD Office		

March 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10 <i>Day Light Savings</i>	11	12 LSGCD <i>Board of Directors</i> <i>Meeting 6PM</i>	13	14	15	16
17 <i>St Partick's Day</i>	18	19	20	21	22	23
24 <i>Palm Sunday</i>	25	26	27	28	29 <i>Good Friday</i> Office Closed	30
31 <i>Easter</i>						