



BOARD MEETING

APRIL 9, 2024

LSGCD



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

***To be held on Tuesday, April 9, 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, APRIL 9, 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:
 - i. Lineage Properties, LLC, for a proposed new operating permit not to exceed 0.075 mg annually, and for a proposed well to be drilled at 4010 Pinehurst Meadow, Magnolia, Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
 - ii. Thriving Botanicals, LLC, for a proposed new operating permit not to exceed 0.548 mg annually for 1 existing well not permitted with the District located at 15195 Willis Waukegan Rd., Cut & Shoot, and 1 proposed well to be drilled at 15195 Willis Waukegan Rd., Cut & Shoot, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
 - iii. T.N.M. Corporation, for a proposed amendment to OPAG-22092701-CHEV, increase of 2.253897 mg annually, 18810 Turtle Creek, Magnolia, Irrigation (Agriculture) use, District Aquifer: Evangeline (CHEV); and
 - iv. BHOLD Investments, LP, for a proposed amendment to OP-24010802-CHEV for 1 well to be drilled at 3619 Honea Egypt Rd, Montgomery, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of Record: Hildebrandt Drilling, LLC); and
 - v. Magnolia Woods MUD 1, for a proposed new operating permit not to exceed 93.414944 mg annually and for 1 proposed Evangeline well to be drilled at 2285 FM 1486, Montgomery, Public Water Supply (PWS) use, District Aquifer: Evangeline (CHEV), (Driller of record: TBD); and



- vi. Westwood North Water Supply, for a proposed amendment to OP-05110102G-CHEV, increase of 63.85 mg annually, 406 Macintosh Dr., and 6311 Palmer Court, Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot (CHEV).

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

- i. Lineage Properties, LLC, for a proposed new operating permit not to exceed 0.075 mg annually, and for a proposed well to be drilled at 4010 Pinehurst Meadow, Magnolia, Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
- ii. Thriving Botanicals, LLC, for a proposed new operating permit not to exceed 0.548 mg annually for 1 existing well not permitted with the District located at 15195 Willis Waukegan Rd., Cut & Shoot, and 1 proposed well to be drilled at 15195 Willis Waukegan Rd., Cut & Shoot, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of record: Ricky Bonds Water Wells); and
- iii. T.N.M. Corporation, for a proposed amendment to OPAG-22092701-CHEV, increase of 2.253897 mg annually, 18810 Turtle Creek, Magnolia, Irrigation (Agriculture) use, District Aquifer: Evangeline (CHEV); and
- iv. BHOLD Investments, LP, for a proposed amendment to OP-24010802-CHEV for 1 well to be drilled at 3619 Honea Egypt Rd, Montgomery, Irrigation and Commercial use, District Aquifer: Evangeline (CHEV), (Driller of Record: Hildebrandt Drilling, LLC); and
- v. Magnolia Woods MUD 1, for a proposed new operating permit not to exceed 93.414944 mg annually and for 1 proposed Evangeline well to be drilled at 2285 FM 1486, Montgomery, Public Water Supply (PWS) use, District Aquifer: Evangeline (CHEV), (Driller of record: TBD); and
- vi. Westwood North Water Supply, for a proposed amendment to OP-05110102G-CHEV, increase of 63.85 mg annually, 406 Macintosh Dr., and 6311 Palmer Court, Magnolia, hydrogeological report submitted with application, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot (CHEV).

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 April 5, 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, APRIL 9, 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. March 12, 2024, Public Hearing on Permit and Permit Amendment Applications
 - B. March 12, 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 March 2024 – Sarah Kouba, General Manager.
 - 3) Review of 1st Quarter Investment Report 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.
- D. DFC & Technical Committee – Stuart Traylor, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular board meeting
- E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular board meeting
- 8. Discuss, consider and possible action on request to support the City of Conroe’s request for federal funding.
- 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).
- 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.

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 the executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on April 5, 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

Lineage Properties, LLC

Attn: James K. Brown
11910 Omar Dr.
Magnolia, TX 77354

Permit No. OP-24030701-CHEV

Operating Permit

Date of Hearing:	4/9/2024
Request (MG):	0.075
GM Recommendation (MG):	0.075
Water use:	Commercial
Location:	4010 Pinehurst Meadow, Magnolia
Well Registration:	2024030702
Depth (ft):	200.0
Diameter (in):	4.0

Information

1. Issue a permit commencing April 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 75,000 gallons for 2024 and annually thereafter.
5. Applicant will provide water for an electrical contractor business.
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 Lineage Properties, LLC. To provide water for an electrical contractor office and supply building. Applicant is also requesting an allocation of 75,000 gallons in the Evangeline aquifer for 2024 annually based on 1 connection and approximately 8 employees for 250 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 75,000 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.



Thriving Botanicals, LLC

Attn: Ryan Rush
4307 Sugar Bars Dr.
Friendswood, TX 77546

Permit No. OP-23122701-CHEV

Operating Permit

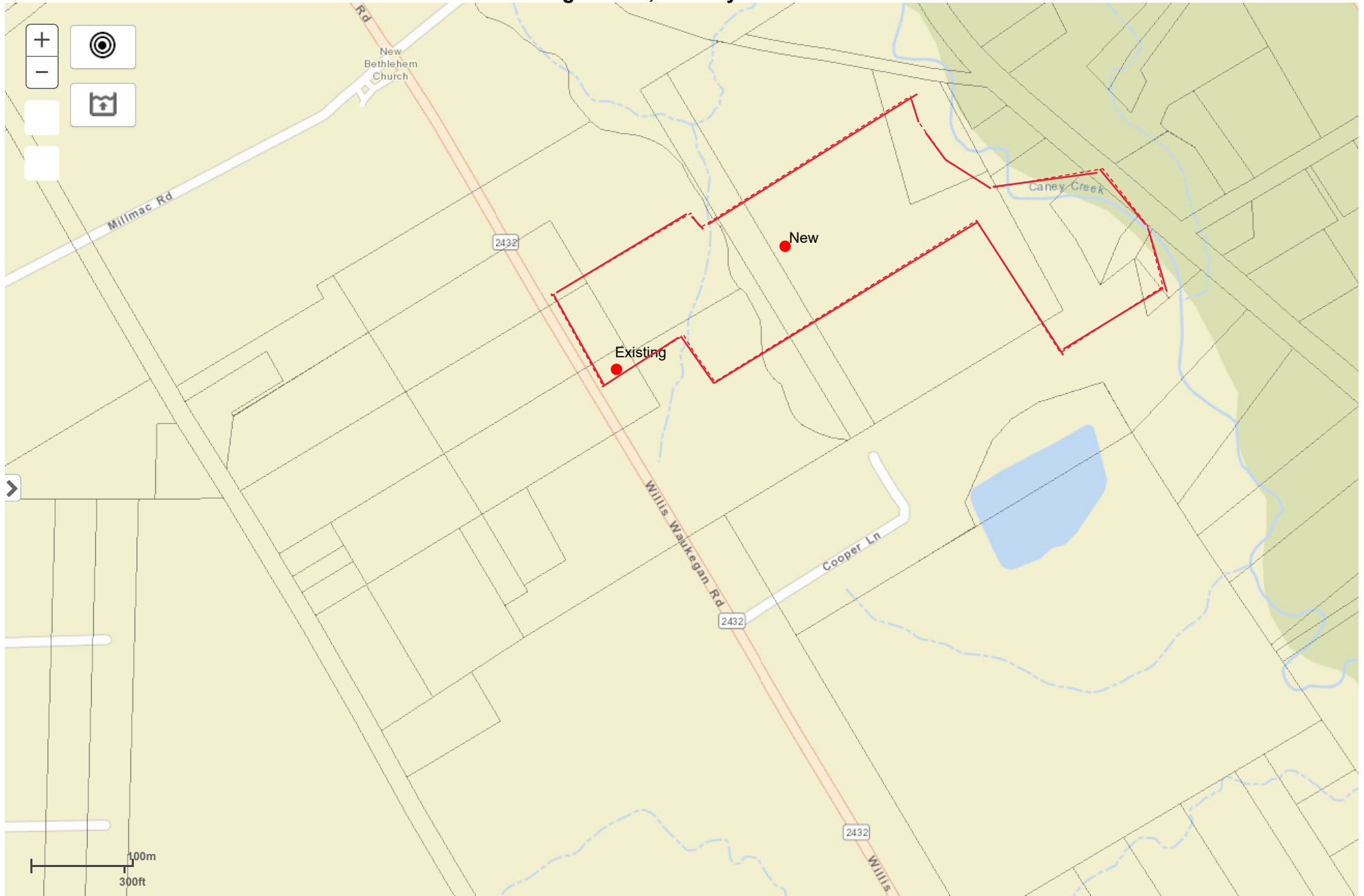
Date of Hearing:	4/9/2024	
Request (MG):	0.548	
GM Recommendation (MG):	0.548	
Water use:	Irrigation & Commercial	
Location:	15195 Willis Waukegan Rd., City of Cut & Shoot	15195 Willis Waukegan Rd., City of Cut & Shoot
Well Registration:	2023122703	2024011801
Depth (ft):	200.0	200.0
Diameter (in):	4.0	4.0

Information

1. Issue a permit commencing April 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 provides water for a plant rental nursery.
5. Applicant requests 547,500 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 and an existing Evangeline well not previously registered with the District. Applicant is further requesting the issuance of OP-23122701-CHEV with an allocation of 547,500 gallons for the Evangeline annually. Applicant's well is to serve a plant rental nursery with three 3,000 sq. ft. greenhouses. 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 547,500 gallons for the Evangeline annually.
7. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with two conditions: 1. That a water meter is properly installed by 3/15/24. 2. Applicant remits water use fees from 2022 to present as specified by District.



OP-23122701-CHEV_Thriving Botanicals, IIC 23421 Hargrave Rd, Hockley



T.N.M. Corporation

Attn: Antonio Garza
1980 Bowler Rd.
Waller, TX 77484

Permit No. OPAG-22092701A-CHEV

Amend Operating Permit

Date of Hearing:	4/9/2024
Request (MG):	2.253987
GM Recommendation (MG):	2.253987
Water use:	Irrigation(Agriculture)
Location:	18810 Turtle Creek, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 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 currently has an OPAG-22092701-CHEV in the amount of 2,946,103 gallons in the Evangeline. Amount available pending approval of this application equals 5,200,000 gallons in the Evangeline.
5. Applicant requests 5,200,000 gallons for 2024 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant currently holds OPAG-22092701-CHEV with an allocation of 2,946,103 gallons for the Evangeline annually. Applicant is requesting an increase in the permit allocation of 2,253,897 gallons for the Evangeline. If approved the revised allocation will be 5,200,000 gallons for the Evangeline annually. Applicants well(s) serve a greenhouse nursery. Applicant states they have approximately 60 employees and grow 72 count plug liners with a maximum capacity of 61,800. 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 2,253,897 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.

BHOLD Investments, LP

Attn: Oliver Baumhogger
12333 Rose Rd
Willis, TX 77378

Permit No. OP-24010802A-CHEV

Amend Operating Permit

Date of Hearing:	4/9/2024
Request (MG):	0.000
GM Recommendation (MG):	0.000
Water use:	Irrigation
Location:	3619 Honea Egypt Rd, Montgomery
Well Registration:	2024032201
Depth (ft):	290.0
Diameter (in):	4.0

Information

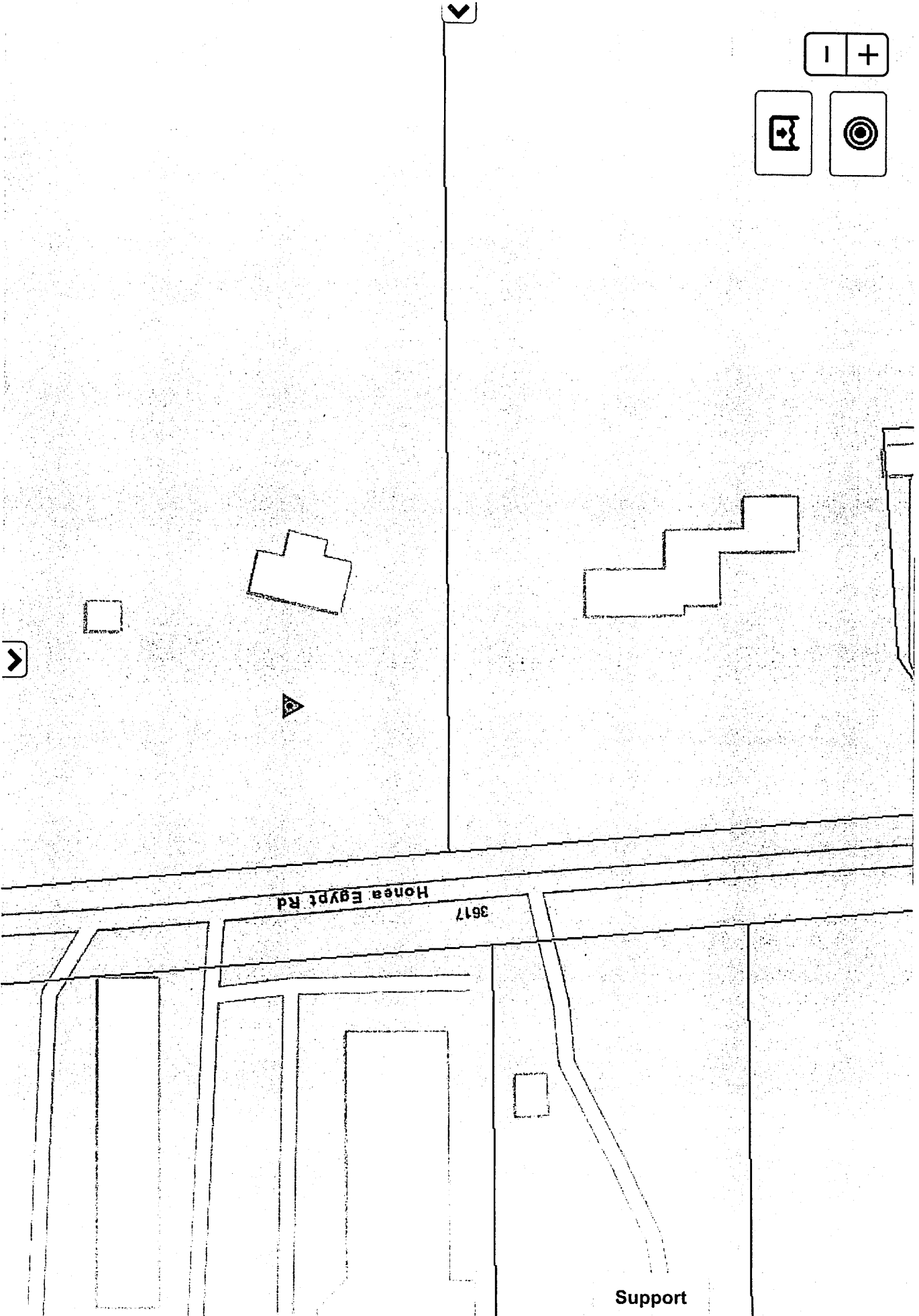
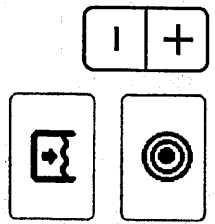
1. **Amend permit** - add well to aggregate system. Permit Term: commencing April 9, 2024, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for a plant nursery.
5. Applicant currently has OP-24010802-CHEV in the amount of 5,000,000 gallons. There is no additional allocation being requested at this time.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting the construction and registration of a new well in the Evangeline aquifer. Applicant states the new well will be used to provide water for a landscaping nursery. Applicant is not requesting any additional allocation at this time. Applicant states the water from this well will be used for approximately 3 acres of various trees, shrubs and plants, including 1,400 plants in containers being watered with drip emitters, 13,000 containers from 1 gallon to 200 gallons using impact sprinklers. There will also be (2) 100'x60' feet greenhouses with tropical and shade plants ranging in container size from 1 to 30 gallons. Applicant also states the water will be used for 5 company vehicles being washed at least once a month and 2 loaders being washed 5 months and at least 10 employees District staff has reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the new well in the Evangeline aquifer as requested.



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

OP-24010802A-CHEV
Well Reg 20224032201
3619 Honea Egypt, Montgomery

Hello, LSGCD Internal!
Home | Log off | Help



Magnolia Woods MUD #1

Attn: Robert Seale
3200 Southwest Fwy, Suite 2600
Houston, TX 77027

Permit No. OP-24031201-CHEV

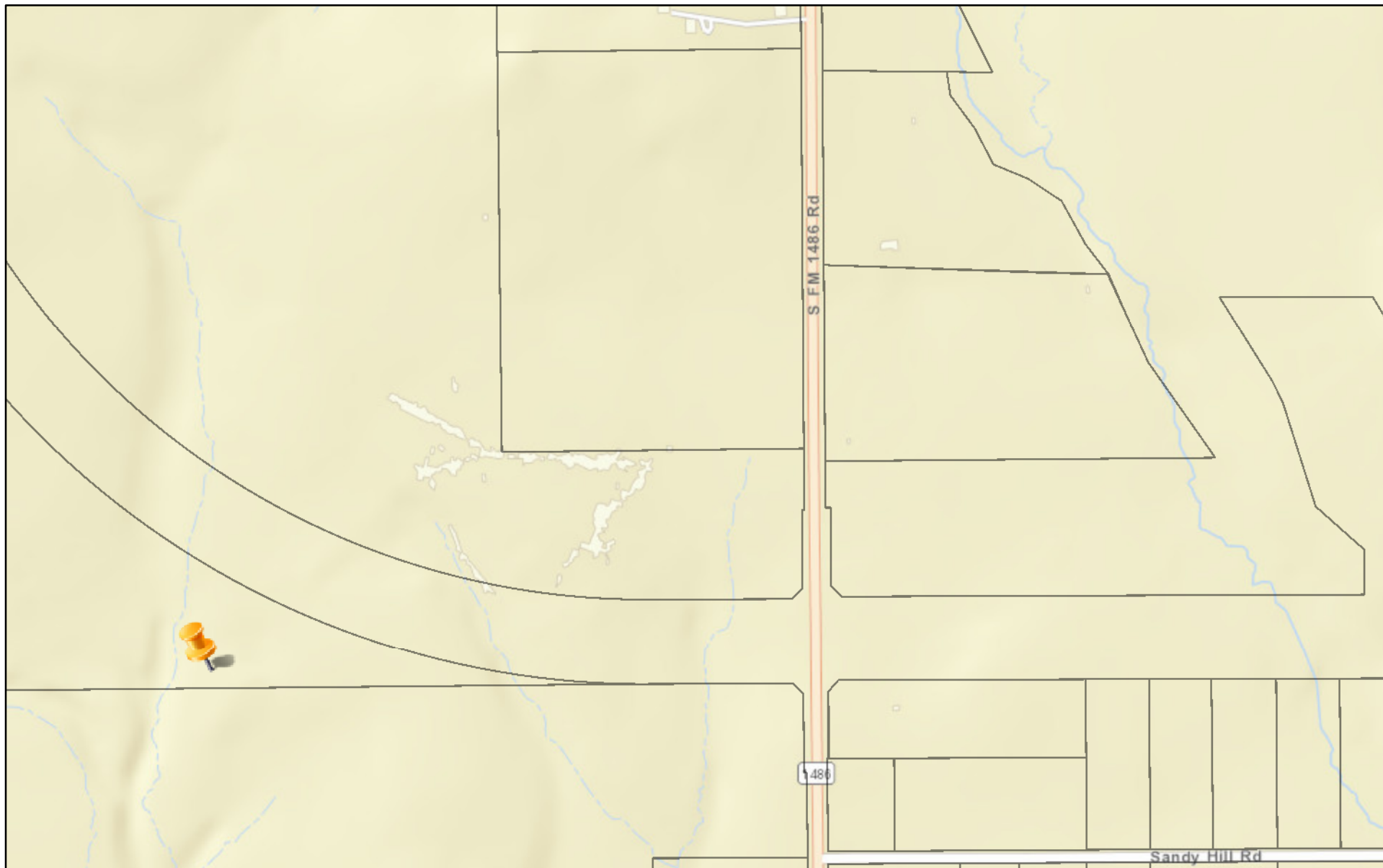
Operating Permit

Date of Hearing:	4/9/2024
Request (MG):	93.415
GM Recommendation (MG):	93.415
Water use:	Public Supply
Location:	2285 FM 1486 Rd.
Well Registration:	2024031202
Depth (ft):	760.0
Diameter (in):	20.0

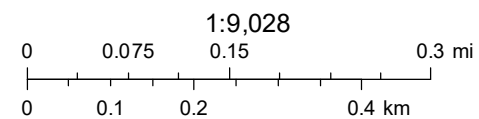
Recommendation

1. Issue a new permit with allocation of 93,414,944 gallons commencing April 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 provides water for construction, irrigation and residential connections.
5. Applicant requests 93,414,944 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 well which will serve a MUD District with 1,940 connections. Applicant is further requesting the issuance of OP-24031201-CHEV with an allocation of 93,414,944 gallons in the Evangeline annually. Applicant is estimating 1,940 Public Supply connections. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and further approve the requested allocation of 93,414,944 gallons in 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 GCD Map



March 28, 2024



Westwood North Water Supply

Attn: Natalia Espitia, H2o Innovation
P.O. Box 691008
Houston, TX 77269

Permit No. OP-05110102H-CHEV

Amend Operating Permit

Date of Hearing:	4/9/2024
Request (MG):	63.850
GM Recommendation (MG):	63.850
Water use:	Public Water Supply (PWS) & Commercial
Location:	406 Macintosh Dr., Magnolia
Well Registration:	2021042002
Depth (ft):	300.0
Diameter (in):	8.6

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 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 63,850,000 gallons.
5. Applicant currently has an HUP-242-CHEV in the amount of 42,780,262 gallons in the Evangeline and an OP-05110102G-CHEV in the amount of 64,219,738 gallons in the Evangeline. Amount available pending approval of this application equals 170,850,000 gallons Chicot/Evangeline.
6. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
7. District Staff Technical Review and Recommendation: Applicant currently holds OP-05110102G-CHEV and HUP242-CHEV with an aggregate allocation of 107,000,000 gallons for the Chicot/Evangeline. Applicant uses the water from these allocations to provide water service to residential, builder, and commercial connections. Applicant is requesting an additional 63,850,000 gallons for the Chicot/Evangeline annually. If approved the aggregate allocation will be 170,850,000 gallons for the Chicot/Evangeline annually. Applicant provides public supply water to 964 single family, and 91 commercial connections. Applicants estimated build of 1025 single family and 114 commercial connections. District staff have reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the requested increase of 63,850,000 gallons for the Chicot/Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Wet Rock Groundwater Services, L.L.C.

Groundwater Specialists

TBPG Firm No: 50038

317 Ranch Road 620 South, Suite 303

Austin, Texas 78734 • Ph: 512-773-3226

www.wetrockgs.com

February 21, 2024

Westwood North WSC
c/o Ms. Natalia Espitia
H2O Innovation
12337 Jones Rd., Ste. 320
Houston, Texas 77070

**RE: Lone Star Groundwater Conservation District Hydrogeological Report Amendment–
Westwood North WSC**

Dear Ms. Espitia:

Westwood North WSC (WNWSC or “the Applicant”) is in the process of submitting an application for an increase in their operating permit with LSGCD. The previous hydrogeologic report (January 5, 2024) was submitted and reviewed by the District. From the review, the District determined that the interference modeling needs to be revised to reflect all WNWSC wells pumping at their full capacity at the proposed total annual production limit of 170,850,000 gallons. Table 1 provides a summary of the existing well permits and proposed maximum allowable pumping rates (gpm) and annual production limits.

Table 1: Summary of LSGCD permitting

Well No.	Aquifer	Well Registration No.	Permit No.	Current Max. Allowable Pumping Rate (gpm)	Current Annual Production Limit (gal.)	Proposed Max. Allowable Pumping Rate (gpm)	Proposed Annual Production Limit (gal.)
1A	Evangeline	2021042002	OP-05110102G-CHEV	100	64,219,738	275	170,850,000
2	Evangeline	2004073010	HUP242-CHEV	270	42,780,262	270	
3	Evangeline	2004073011		285		285	
4	Chicot	2004073012		265		265	



Interference Analysis

A groundwater model was constructed using the Aqtesolv software suite (Version 4.5; Duffield, 2007) with the Theis (1935)/Hantush (1961) solution to determine the projected impacts from the existing WNWSC wells.

Interference Modeling: Water System

In an effort to model the aquifer impacts from combined pumping at the water system wells, the following parameters were utilized:

- Well No. 1A production rate: 275 gpm;
- Well No. 2 production rate: 270 gpm;
- Well No. 3 production rate: 285 gpm;
- Well No. 4 production rate: 265 gpm;
- Transmissivity: 2,600.4 ft.²/day (average value from GAM); and
- Storativity: 0.1 (GAM).

The groundwater model was designed to estimate drawdown from the water system wells pumping their full capacity at the proposed total annual production limit of 170,850,000 gallons. In order to achieve the full permit volume, the water system would need to pump all wells continuously for 108.35 days at a collective rate of 1,095 gpm.

The results of the modeling are summarized in Table 2, Figure 1, and Figure 2. Based upon the drawdown calculated from distance-drawdown projections, the drawdown after 24 hours of production at the WNWSC wells results in 26.1 feet of drawdown at Well No. 1A, 26.3 feet at Well No. 2, 26.8 feet at Well No. 3 and 25.7 feet at Well No. 4. Drawdown on nearby wells not owned by WNWSC within 0.5 miles of the WNWSC wells is approximately 0 feet.

Based upon the drawdown calculated from distance-drawdown projections, the drawdown after pumping the water system wells for approximately 108.35 days to achieve the maximum permitted volume at each well's respective allowable pumping rate results in 41.9 feet of drawdown at Well No. 1A, 42.2 feet at Well No. 2, 42.7 feet at Well No. 3 and 41.7 feet at Well No. 4. Drawdown on nearby wells not owned by WNWSC within 0.5 miles of the WNWSC wells ranges from approximately 1.5 to 6.6 feet.



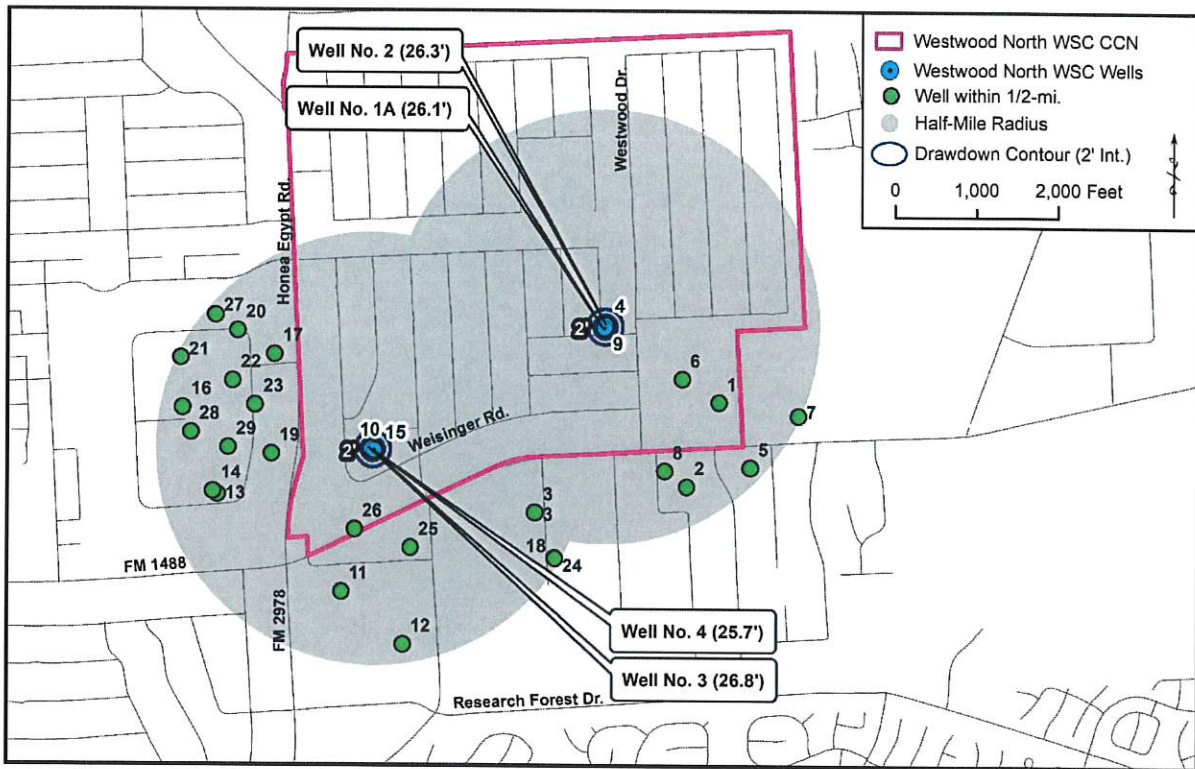


Figure 1: Modeled drawdown after 24 hours from the Westwood North WSC wells

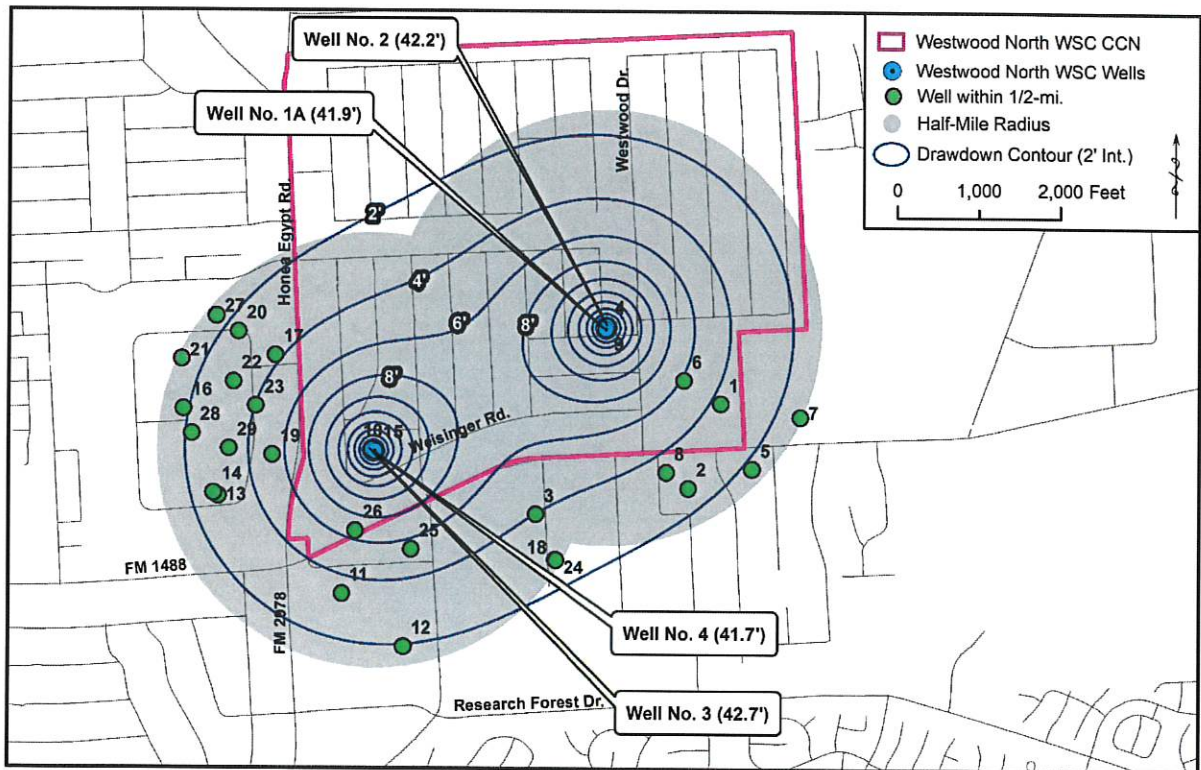


Figure 2: Modeled drawdown after 108.35 days from the Westwood North WSC wells



Table 2: Summary of estimated drawdown at wells located within 1/2 mile of the Westwood North WSC wells

Map ID	Well Registration No.	Owner	Total Depth (ft.)	Aquifer	Status	Drawdown After 24-Hours Pumping (ft.)	Drawdown at Max Permit Volume (ft.)
Property Boundary from Well No. 1A (24 ft.)						10.2	26.0
Property Boundary from Well No. 2 (35 ft.)						10.2	26.0
Property Boundary from Well No. 3 (52 ft.)						8.9	24.7
Property Boundary from Well No. 4 (65 ft.)						10.4	26.3
1	2012080902	Garages of Texas @ Woodlands, LLC	NA	NA	Plugged	0.0	3.6
2	2012112002	William Vasser III E-Trust/ Anthony P. Vasser E-Trust	290	Chicot	Operating	0.0	2.5
3	2004060101	Forest Shadows Pet Resort	294	Chicot	Operating	0.0	3.9
4	2004073010	Westwood North Water Supply	300	Evangeline	Operating	26.3	42.2
5	2004072954	Community Utility Company (Sweetgum Forest)	NA	NA	Capped	0.0	1.8
6	2010031001	Leopard Properties, LTD	NA	NA	Operating	0.0	5.8
7	2007042306	Hudson	NA	NA	Plugged	0.0	1.5
8	2012112001	William Vasser III E-Trust/ Anthony P. Vasser E-Trust	NA	NA	Plugged	0.0	3.3
9	2021042002	Westwood North Water Supply	300	Evangeline	Operating	26.1	41.9
10	2004073011	Westwood North Water Supply	300	Evangeline	Operating	26.8	42.7
11	2007013003	Aqua Texas, Inc. (Westwood 1&2/Old Egypt)	718	Evangeline	Operating	0.0	3.3
12	2004072846	Aqua Texas, Inc. (Westwood 1&2/Old Egypt)	NA	NA	Operating	0.0	2.0
13	2004080236	Everett Square Inc. (Windcrest Est., Honea Egypt, Part of 1488 System)	NA	NA	Operating	0.0	2.6
14	2004080235	Everett Square Inc. (Windcrest Est., Honea Egypt, Part of 1488 System)	NA	NA	Operating	0.0	2.6
15	2004073012	Westwood North Water Supply	240	Chicot	Operating	25.7	41.7
16	2012100901	Nagle	275	Chicot	Operating	0.0	1.9
17	2006021401	Anderson	245	Chicot	Operating	0.0	3.6
18	2007061802	Williams	-	-	Never drilled	0.0	2.6
19	2013020506	Boderstiner	-	-	Never Drilled	0.0	5.3
20	2009070601	Arnold	235	Chicot	Operating	0.0	2.3
21	2004011301	Sokray	280	Chicot	Operating	0.0	1.6
22	2005052420	Siracusa	303	Chicot	Operating	0.0	3.0
23	2006050303	Falla	235	Chicot	Operating	0.0	4.0
24	2007121401	Williams	220	Chicot	Operating	0.0	2.6
25	2013072902	Grimm	-	-	Void - Application	0.0	5.4



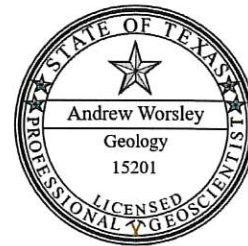
Map ID	Well Registration No.	Owner	Total Depth (ft.)	Aquifer	Status	Drawdown After 24-Hours Pumping (ft.)	Drawdown at Max Permit Volume (ft.)
26	2014051307	Mohr Magnolia Retail, LLC	-	-	Plugged	0.0	6.6
27	2015121504	EBEL	220	Chicot	Operating	0.0	1.8
28	2017101804	Hovis Harry	-	-	Void - Application	0.0	2.1
29	2018051004	Faysal	NA	NA	Being drilled	0.0	3.3

Based upon the results of the modeling, we do not anticipate any deleterious impacts from operational production at the WNWSC wells on nearby LSGCD wells. The modeling efforts put forth in this report utilized low-resolution data from the GAM and extreme cases of continuous pumping (over 170.85 million gallons of continuous pumping during the modeling scenarios); real-world results from pumping may be significantly different from the modeled results.

Respectfully,
Wet Rock Groundwater Services, L.L.C.



Andrew Worsley, P.G.
Senior Hydrogeologist
Wet Rock Groundwater Services, LLC
TBPG Firm Registration No. 50038



The seal appearing on this document was authorized by Andrew Worsley, P.G. License No.15201 on February 21, 2024.



References

Duffield, G.M., 2007, *AQTESOLV for Windows Version 4.5--PROFESSIONAL*, HydroSOLVE, Inc., Reston, VA.
<http://www.aqtesolv.com/default.htm>

Hantush, M.S., 1961. Drawdown around a partially penetrating well, Jour. of the Hyd. Div., Proc. of the Am. Soc. of Civil Eng., vol. 87, no. HY4, pp. 83-98.

Theis, C. V., 1935, The relation between the lowering of the piezometric surface and the rate and duration of discharge of a well using groundwater storage: Transactions of the American Geophysical Union, v. 16, p. 519-524.





Memorandum

TO: Ms. Sarah Kouba and Ms. Kirstin Hein, P.G.
Lone Star Groundwater Conservation District

FROM: Mr. Christopher Drabek, P.G. and Mr. James Beach, P.G.

SUBJECT: Westwood North WSC Hydrogeological Report Review

DATE: March 22, 2024

Executive Summary

AGS concludes that the modeling approach, parameters and results are reasonable and that the submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

Introduction

On behalf of the Lone Star Groundwater Conservation District (LSGCD, District), Advanced Groundwater Solutions, LLC (AGS) has reviewed the January 5, 2024 Hydrogeological Report and February 21, 2024 Hydrogeological Report amendment prepared by Wet Rock Geological Services, LLC (WRGS) in support of an operating permit for a proposed well pumping rate and allocation increase for the Westwood North Water Supply Corporation (WSC, Westwood North). Westwood North is seeking to increase the maximum instantaneous pumping rate of Well 1A from 100 gallons per minute (gpm) to 275 gpm and to increase the annual permitted Chicot/Evangeline production to a total of 170,850,000 gallons (524 acre-feet).

AGS has evaluated the well construction details, hydrogeologic setting, water quality and interference analysis presented in the Hydrogeological Report.

Westwood North WSC Water System Wells

The Westwood North WSC water system has four wells that screen sands of the Chicot Aquifer. Well 1A (LSGCD ID: 2021042002) screens sands of the Chicot Aquifer in the depth interval of about 240 – 290 feet. Well 1A is currently permitted with a maximum instantaneous pumping rate of 100 gpm, and Westwood North is requesting to in the pumping rate to 275 gpm.

Well 2 (LSGCD ID: 2004073010) has a reported total depth of 300 feet which indicates that the well screens sands of the Chicot Aquifer. Well 2 has a maximum instantaneous pumping rate of 270 gpm. Well 3 (LSGCD ID: 2004073011) screens sands of the Chicot Aquifer in the depth interval of 250 to 300 feet. Well 3 has a maximum instantaneous pumping rate of 285 gpm. Well 4 (LSGCD ID: 2004073012) screens sands of the Chicot Aquifer in the depth interval of 180 to 240 feet. Well 4 has a maximum instantaneous pumping rate of 265 gpm.



Well Spacing

LSGCD Rule 3.2(a) states that all new wells (Exempt and Non-Exempt) for which a registration or permit application is filed after the Effective Date may not be drilled within 50 feet of the nearest adjacent property line. Well 1A is not located within 50 feet of the nearest property line.

LSGCD Rule 3.3(a)(1) states that for the Chicot/Evangeline Aquifer, new, non-exempt wells shall be spaced from all registered and permitted wells a distance not less than 2 feet multiplied by the maximum allowable pumping rate. Westwood North is seeking a maximum instantaneous pumping rate of 275 gpm, which requires a well spacing of 550 feet from all LSGCD Chicot / Evangeline registered and permitted wells. There are no LSGCD permitted or registered wells within 550 feet of Well 1A that are not owned and operated by Westwood North.

Hydrogeology

AGS has evaluated the well construction details, hydrogeologic setting and water quality presented in the Hydrogeological Report and generally agrees with the information included within the report.

The WRGS Hydrogeologic Report defines the hydrogeologic sequence of the Gulf Coast Aquifer and states that the Burkeville Confining system acts as the confining zone for the Chicot and Evangeline Aquifers. The target production zone of the Westwood North wells is confined and based on the estimated lithology presented on Figure 4 of the January 5, 2024 Hydrogeological Report, there is about 87 feet of clay between the top of the first well screen (240 feet) and land surface.

For clarification, the first paragraph of the Site-Specific Hydrogeology discussion on page 13 of 25 in the Hydrogeological Report WRGS references Version 3.01 of the groundwater availability model (GAM) for the northern portion of the Gulf Coast Aquifer System. The model version should be Version 1.1 of the Houston Area Groundwater Model (HAGM) (Kasmarek, 2012).

Impact Analysis

WRGS used a groundwater model constructed in Aqtesolv to estimate projected pumping impacts of the increase pumping rate of Well 1A and the Westwood North WSC allocation increase.

WRGS used aquifer parameter data from the 2012 Houston Area Groundwater Model (HAGM) in the analytical modeling scenarios. The 2012 Houston Area Groundwater Model (HAGM) includes a Chicot Aquifer (Layer 1) transmissivity value of about 19,450 gallons per day per foot (gpd/ft) at the Westwood North WSC well locations (HAGM Row 41, Column 110). The HAGM Layer 1 storage value is 0.01 at the Westwood North WSC well locations in the HAGM model grid.

AGS utilized a Theis based tool to verify the Well 1A pumping rate increase and the Westwood North WSC water system well impact analysis results provided by WRGS. WRGS used a total of 80,182,238 gallons for the Well 1A maximum production scenario, which would require about 203 days to produce at 275 gpm. The requested water system well annual allocation of

170,850,000 gallons could not be pumped within 365 days at 275 gpm from Well 1A. AGS simulated Well 1A pumping 275 gpm for 365 days and obtained a simulated drawdown estimate of about 27 feet at a distance of 1-foot from the pumping well. Drawdown estimates of 13 feet or less were simulated at the surrounding wells after pumping Well 1A at a rate of 275 gpm for 365 days.

Estimated Long-term Impacts at Westwood North WSC Well 1A Based on the GMA 14 2021 DFC Run

As a way of evaluating potential long-term estimated water level decline at the proposed well, AGS plotted the simulated water level decline at the proposed well location based on results from the 2021 Groundwater Management Area (GMA) 14 Desired Future Conditions (DFC) water level projections for the Chicot Aquifer. The water level projections shown on Figure 1 below are from the TWDB approved DFC run. The DFC run includes projected pumping estimates in GMA 14 used by the TWDB to estimate the Modeled Available Groundwater (MAG). The detailed assumptions for the DFC simulation can be found in the GMA 14 Explanatory Report (GMA 14 and Oliver, 2022) and documentation of the TWDB MAG run can be found in GAM Run 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14 (Wade, 2022).

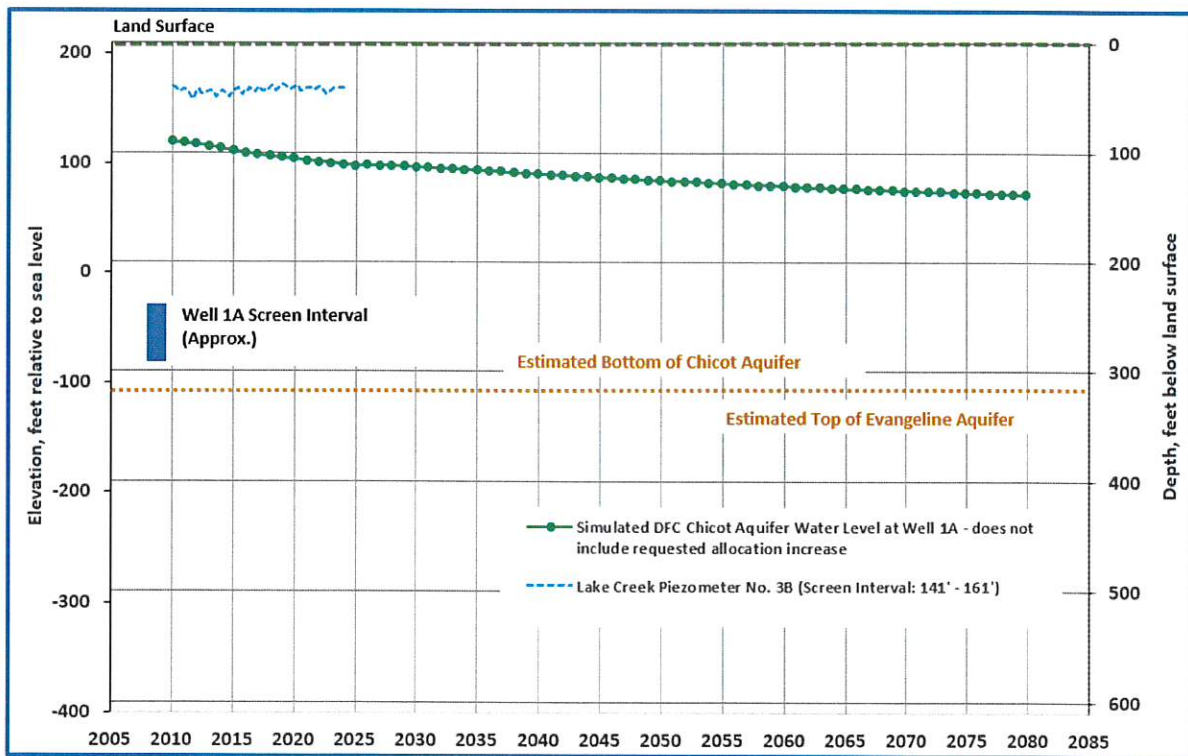


Figure 1. Projected DFC Water Level Change at Westwood North WSC Well 1A



Advanced Groundwater Solutions, LLC

The graph illustrates the relationship between the land surface, DFC estimated static water levels through time, approximate proposed well screened interval, and an estimate of the bottom of the Chicot Aquifer / top of the Evangeline Aquifer at the general location of Well 1A. Available drawdown in the Chicot Aquifer wells will generally decline with time based on the DFC projections.

The United States Geological Survey (USGS) measured a static water level in the Lake Creek Piezometer 3B at a depth of 41.94 feet on March 7, 2024. Lake Creek Piezometer 3B is located about 2 miles to the northwest of Well 1A and screens sands of the Chicot Aquifer in the depth interval of about 141 to 161 feet. Figure 1 includes a plot of the historical static water levels reported by the USGS in Lake Creek Piezometer 3B.

Conclusions

AGS concludes that the modeling approach, parameters and results are reasonable and that the submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

References

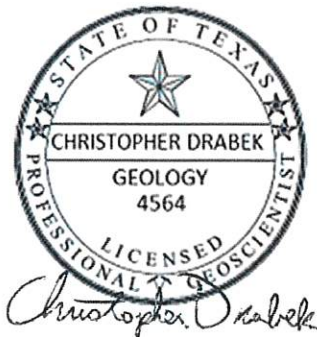
Groundwater Conservation Districts in Groundwater Management Area 14 (GMA 14), and Oliver, W., 2022, INTERA Inc., 2022, Desired Future Conditions Explanatory Report (Groundwater Management Area 14), March 2022, 98+ p.

Kasmarek, M.C., 2012, Hydrogeology and simulation of groundwater flow and land-surface subsidence in the northern part of the Gulf Coast aquifer system, Texas, 1891–2009 (ver. 1.1, December 2013): U.S. Geological Survey Scientific Investigations Report 2012–5154, 55 p.

United States Geological Survey, 2023, Groundwater Levels for Texas, <https://nwis.waterdata.usgs.gov/tx/nwis/gwlevels>

Wade, S., 2022, GAM RUN 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14, 30 p.

Geoscientist's Seal:



The seal appearing on this document was authorized by Christopher Drabek, P.G. 4564 on 3/22/2024.
Advanced Groundwater Solutions, LLC (TBPG Firm Registration No. 50639)

LONE STAR GROUNDWATER CONSERVATION DISTRICT

March 12, 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 March 12, 2024.

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:

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; Tiffany White, Director of Operations; Justin Saenz, Education & Conservation Coordinator; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

Director Traylor led prayer and Director Prykryl lead the United States 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 nine applications listed. Items 2, 4-9 included applications that are considered administratively complete and have been reviewed by District Staff. No hydrogeological reports were required for those items and they comply with District's Spacing Rules. The General Manager has reviewed these applications and it is her recommendation that the Board grant that which is requested for Items 2, 4-9.

Ms. Kouba provided an overview of Item 1 as the application required a hydrogeological report due to the well system capable of producing 700 GPM or greater. AGS reviewed the hydrogeological report and found that the modeling approach and assumptions are reasonable and the submitted hydrogeological report and supplemental materials generally address the requirements defined by the Hydrogeological Report Guidelines.

Ms. Kouba provided an overview of Item 3 as they are requesting a new permit for an existing subdivision that was previously purchasing water from a different provider. A hydrogeological report was required due to the proposed well location being less than 50 ft from the property boundary. Undine LLC obtained a letter signed by the adjacent property owner dated February 12, 2024, that waives the LSGCD well spacing requirement. AGS reviewed the submitted hydrogeological report and found that the modeling approach, parameters, and results are reasonable and that the submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

1. City of Magnolia, for a proposed amendment to existing OP-04041601E-CHEV, increase of 289.075 mg annually, 105 Elm Street, Magnolia, Public Water Supply (PWS) and Commercial use, hydrogeological report submitted with application;
2. Israel Reyes, for a proposed new operating permit not to exceed 0.5 mg annually and 1 existing Evangeline aquifer (CHEV) well not registered with the District at 19574 Alford Road, Magnolia, Public Water Supply (PWS) use;
3. Undine Texas, LLC (Pioneer Trails), for a proposed new operating permit not to exceed 24.09 mg annually and a proposed Evangeline aquifer (CHEV) well to be drilled at 15377 Rusty Oak Trail, Conroe, Public Water Supply (PWS) use, hydrogeological report submitted with application, (Driller of Record: O'Day Drilling Company Inc);
4. BHOLD Investments, LP, for a proposed new operating permit not to exceed 5 mg annually and 1 existing Evangeline aquifer well (CHEV) at 3619 Honea Egypt Road, Montgomery, Irrigation use;
5. Bronco Yee-Haw Event Center, for a proposed new operating permit not to exceed 0.75 mg annually and a proposed Evangeline aquifer (CHEV) well to be drilled at 33100 Old Hempstead Road, Magnolia, Commercial use, (Driller of record: To be determined);
6. Jenny Sue's Pet Grooming, for a proposed new operating permit not to exceed 0.3 mg annually, 1 proposed Evangeline aquifer (CHEV) well to be drilled at 15237 Saddlewood Drive, Conroe and 1 existing Chicot aquifer (CHEV) well not registered with the District at 15237 Saddlewood Drive, Conroe, Commercial use, (Driller of record: Ballard Water Well Co., LLC);

7. Best Box HWY 59, for a proposed new operating permit not to exceed 0.1 mg annually and for a proposed Evangeline aquifer (CHEV) well to be drilled at 17644 US 59 Business, New Caney, Commercial use (Driller of record: B&R Water Wells LLC);
8. Waste Management Renewable Energy, for a proposed new operating permit not to exceed 0.15 mg annually and for a proposed Chicot aquifer (CHEV) well to be drilled at 19248 TX 105, Cleveland, Commercial use, (Driller of record: Ballard Water Well Co., LLC); and
9. Aaraab & Izyan, LLC, for a proposed new operating permit not to exceed 0.5 mg annually and for a proposed well to be drilled at 750 Waukegan Road, Conroe, Commercial use, (Driller of record: Scott Drilling Inc.).

Secretary Thigpen moved to approve Item 1 - 9 and Director Prykryl seconded the motion. No discussion, President Spigner called for a voice, motion passed.

ADJOURN:

Vice President Traylor moved to adjourn the March 12, 2024 Public Hearing on Permit Applications and Director Dent seconded the motion. Motion passed. The meeting was adjourned at 6:07 pm.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF APRIL 2024.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

March 12, 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 March 12, 2024.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:08 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
Jon Paul Bouché
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; Tiffany White, Director of Operations; Justin Saenz, Education & Conservation Coordinator; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

PUBLIC COMMENTS:

Three public comments were submitted via email and placed in the Board’s packets. Mr. Bill Beran, a private citizen, expressed concerns about the district's approach to the Desired Future Conditions (DFC) regarding water usage. He emphasized the variability in water demand due to population growth and other factors, cautioning against complacency in managing water utilization. Using graphs, he illustrated potential premature intersections with the 70% remaining drawdown target, highlighting the need for vigilance in water management. He also pointed out the impact on well yields and the

potential long-term consequences of over-utilizing the aquifer. Mr. Bill Beran stressed the importance of preserving the finite aquifer and avoiding irreversible depletion.

EXECUTIVE SESSION:

The Board did not recess to Executive Session

APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes as listed for approval on today's agenda. Director Bouché noted his name was left off the February 12, 2024 minutes. Following the correction, Director Bouché moved to approve the minutes, Director Dent seconded the motion. President Spigener called for a voice vote, motion passed to approve the meeting minutes as presented.

- February 12, 2024, Public Hearing on Permit and Permit Amendment Applications
- February 12, 2024, Regular Meeting of the Board of Directors

COMMITTEE REPORTS:

A. Executive Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting. No updates since the last Board of Directors Meeting

A. Budget & Finance Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting. No updates since the last Board of Directors Meeting
- 2) Review of unaudited financials for the month of January 2024 – Sarah Kouba, General Manager Ms. Kouba provided the income statement for March 2024. In February 2024, the income amounted to \$303,109.73, while expenses totalled \$154,652.63, resulting in a net income of \$148,457.10 for the month. The year-to-date net income as of February 29th was \$258,546.20. The total cash on hand as of February 29th was \$7,323,948.08.

B. External Affairs Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting President Spigener mentioned a recent meeting with the Harris Galveston Subsidence District aimed at improving communication and collaboration between the two entities. Additionally, the full External Affairs Committee convened to discuss updating the Lone Star Groundwater Conservation District's mission statement.

- 2) Discuss, Consider, and possible action regarding approval of Resolution #24-001 amending Lone Star Groundwater Conservation District Mission Statement.

Director Dent suggested adding clarification to the mission statement regarding the term "conservation" by emphasizing the conservation of groundwater for present and future generations. This clarification aims to underscore the district's commitment to preserving groundwater resources while balancing other priorities such as practical production and the protection of private property rights. Director Bouché moved to add the word “groundwater”, Treasurer Prykryl seconded the motion. President Spigner called for a voice vote, motion failed. Director Bouché moved to approve Resolution #24-001, Secretary Thigpen seconded the motion, President Spigner called for a voice vote, motion passed.

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 team continues to meet weekly, sometimes twice a week. Last week, they faced challenges with wet ground but managed to mobilize on site. They are actively meeting with Ms. Kouba and the technical team to discuss progress on site 2. Ms. Kouba added that coring has begun, and despite the soft ground, they are making progress. By tomorrow morning, they anticipate reaching the 6th interval. Secretary Thigpen inquired about the duration of coring, to which Ms. Kouba responded that while they avoid setting firm dates due to uncertainties, they estimate a couple more weeks. President Spigner sought clarification on the depth after reaching the sixth interval, to which Ms. Kouba explained they are still in the Evangeline layer but nearing the 1000-foot mark.

D. Rules, Bylaws & Policies Committee

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
President Spigner noted that the District is still actively pursuing rule revisions for 2024 and encouraged everyone to stay informed for further updates in the new year. Ms. Kouba added that internally, they are diligently working on drafting the rule revisions and enhancing the implementation of existing rules. They aim to improve processes and ensure permit holders' compliance. She emphasized their readiness to address any inquiries and assist permit holders in adhering to the current rules effectively.

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

No updates since the last Board of Directors Meeting

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. Kouba provided an update on the recent GMA 14 meeting held on February 29th, mentioning plans for the next meeting in May, with hopes of hosting it again at their district office for convenience and live streaming capabilities. During the meeting, a resolution was tabled at the request of Zach Holland and Gary Ashmore, who wanted more information on the timeline for the coring project and DFC development before approving the resolution authorizing the inclusion of new data from the coring at Site One. Currently, technical consultants are working on a timeline to ensure alignment with the GMA 14's path for utilizing the coring data for model updates and potentially moving into our DFC. Bill Hutchinson, a hydrogeologist consultant, expressed concerns over meeting deadlines for the model and collaboration among consultants, which are being addressed by Mr. Beach from AGS to ensure everyone's comfort moving forward. Further updates are expected in May.

GENERAL MANAGER'S REPORT:

Ms. Kouba provided general operational updates, highlighting ongoing progress on the development and implementation of the new district database, including a full audit of all open and active permits, expected to last through 2024. Work continues on updating the district website, with weekly public relations strategy sessions to educate the public on district initiatives. Near completion of district application consolidation was noted, with plans to switch to the new application process to be communicated to stakeholders. Permittees are now past due for annual pumpage reports for 2023, prompting the team to initiate enforcement. Weekly meetings include technical consultant meetings, subsidence technical team meetings, legal counsel meetings, and software database implementation meetings. Monthly meetings with legislative consultants and staff development sessions are also ongoing.

Ms. Kouba reported attendance at various events, including the Gulf Coast Water Conservation Symposium, SJRA GRP meeting, TWCA Spring 2024 convention, and a budget committee meeting. Scheduled events include participation in TWC legislative committee and Staff Development meetings. A meeting with Representative Bailes was also mentioned.

Field operational updates included continued monitoring of Pam sites, with 371 field inspections conducted in the reporting month. In permitting operational updates, Ms. Kouba detailed 35 permit applications under review, with a breakdown of applications by rollover from 2023 and new applications from 2024. Pending applications from January and February were highlighted, emphasizing progress made by the team and encouraging stakeholders to stay updated on pending applications and timelines.

President Spigner inquired about the progress of implementing the new district database and software. Ms. Kouba acknowledged the challenges but expressed optimism, noting that the system is being built from scratch, with Lone Star being the largest district the developers have worked with. She mentioned that while there is pressure to meet deadlines, the goal is to have basic functionality by the deadline, with updates and improvements to follow. Ms. Kouba also mentioned plans to involve permit holders in testing and providing feedback on the new system. President Spigner expressed gratitude to Ms. Kouba and the staff for their hard work, highlighting Ms. Hein's contributions to the process.

GENERAL COUNSEL'S REPORT:

No report

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 6:45 PM.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF April 2024.

Janice Thigpen, Board Secretary

April 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 <i>LSGCD Board of Directors Meeting 6PM</i>	10	11 <i>Montgomery County Fair begins</i>	12	13
14	15 <i>Montgomery County Fair Kids Day— Mobile Trailer</i>	16 <i>Montgomery County Fair Kids Day— Mobile Trailer</i>	17	18	19	20
21 <i>Montgomery County Fair Ends</i>	22	23	24	25	26	27 <i>Conroe KidzFest Mobile Trailer 10 AM — 4 PM</i>
28	29	30				

May 2024

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