LONE STAR
GROUNDWATER CONSERVATION DISTRICT

JANUARY 14, 2025

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 14, 2025.

1. 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.

2. ROLL CALL:

Roll call for participating members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Jonathan Prykryl (Virtual)
Janice Thigpen
Jon Paul Bouché
Kenneth Earnest
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Britny Anderson	Administrative Assistant
Stacey Reese	District Counsel (Virtual)
James Beach	District Technical Consultant (Virtual)
Mike Keester	District Technical Consultant (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".

3. PRAYER AND PLEDGES OF ALLEGIANCE:

Vice-President Bouché led the prayer and Secretary Thigpen lead the United States and Texas pledges.

4. PUBLIC COMMENTS:

No comments were received.

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

Ms. Kouba provided an overview of the 5 applications listed. Applications numbered 1-4 included applications that have been reviewed by District Staff and are considered administratively complete. No hydrogeological reports were required for those applications, and they comply with the District's Spacing Rules. Ms. Kouba has reviewed the applications, and she recommended that the Board grant those which is requested for applications 1 - 4.

Ms. Kouba provided an overview of application number 1 – Jen Texas 35, LLC. (Corolla Road). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 2 – Alfredo Albiter (Old Humble Pipeline Rd.). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 3 –RA Properties, LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 4 –T.N.M. Corporation. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Vice-President Bouché moved to approve that which is requested for applications 1 - 4. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 5 – Montgomery County MUD #170. Due to the total production capacity of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. A Hydrogeological Report was submitted with the application and was found to meet the requirements of the District.

Vice-President Bouché moved to approve that which is requested for application numbered 5. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the December 10th, 2024, Public Hearing on Permit Applications and Secretary Thigpen seconded the motion. Motion passed. The meeting was adjourned at 6:09 pm.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF FEBRUARY 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
JANUARY 14, 2025
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 14, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:09PM

2. ROLL CALL:

Roll call for participating members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Jonathan Prykryl (Virtual)
Janice Thigpen
Jon Paul Bouché
Kenneth Earnest
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
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James Beach	District Technical Consultant (Virtual)
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Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

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3. PUBLIC COMMENTS:

Mr. Joe Higgs addressed the board via email before the meeting. He is requesting clarification on the hydrogeologic report, recommended changes to the District Rules -Section 3 Spacing and Location of Wells- and District Rule recommendations. Mr. Scott Weisinger asked for clarification to rules and had suggestions to rule changes. No public comments were received during the meeting.

For Item 4 and Item 5, Executive session will be moved to after the General Manager's Report to be respective of the public's time.

6. APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes for approval on the agenda. Without further discussion, Treasurer Earnest moved to accept the minutes presented, and Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented:

- December 10, 2024, Public Hearing on Permit and Permit Amendment Applications
- December 10, 2024 Regular Meeting of the Board of Directors
- December 10, 2024 Special Board of Directors Meeting

7: COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
President Spigener reported the Executive Committee has not met due to the officer elections and does not have any updates for the Board at this time.

2) Brief the Board on the Committees Assignments.
President Spigener assigned Treasurer Earnest to Chair of the Budget and Finance Committee. Director Traylor was assigned to the External Affairs Committee. Vice-President Bouché was assigned to the Executive Committee. Director Wertz was assigned to the DFC Committee. Secretary Thigpen was assigned to the Rules, Bylaws & Policies Committee.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
Director Prykryl reported that the Budget Committee has not met and there is nothing to report.

2) Review of unaudited financials for the month of December 2024
Ms. Kouba presented the financial review for December 2024 and Investment Report for the 4th QTR of 2024.

C. External Affairs Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener reported the committee did not meet in December due to scheduling conflicts and the holidays.

2) President Spigener and Ms. Kouba attended the Business Advocacy Council Meeting with the Woodlands Chamber of Commerce.

3) Ms. Kouba notified the board about an adjustment of the role for education outreach to include marketing to accomplish educational transparency compliances and make better use of funding. Funding of which is already allotted for this position in the budget.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Director Traylor provided a report on the ongoing weekly DFC and Technical Committee meetings. Director Traylor provided an update for Site 1. Results for the additional verification testing is still pending. Once the results are received, the consultants will begin to work on a written report with conclusions and findings. Director Traylor reported the DFC Committee met January 9, 2025 to review the management plan. Director Traylor reported the raw data from the core samples has been rolled into the model update as well as other items that were part of the update.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
Mike Keester presented model updates.

3) Groundwater Management Area 14 Update – update the Board on the Issues related to joint planning activities and development of desired future conditions in GMA 14.
Ms. Kouba will be submitting the information from the model update to the voting districts to review for potential adoption at the rescheduled GMA 14 on February 3rd at 10:00 AM to be hosted at the LSGCD office. Ms. Kouba also stated the draft timeline will be submitted January 15th. Attendance and participation is encouraged and critical for Montgomery County.

E. Rules, Bylaws & Policies Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting
President Spigener reported that the Rules Committee has not met as a committee but that the District is sharpening rule revisions. There are no additional updates at this time.

8. GENERAL MANAGER'S REPORT:

Ms. Kouba provided updates related to various meetings attended and commented on the importance of improved efforts within the district. Also mentioned was updates to the LSGCD website to help with easier navigation for finding information, livestreaming and accessing previous meeting information. This includes forms that are on our website to be utilized. Older forms will no longer be accepted. The District is anticipating scheduling a meeting tailored to the MUD districts at the District office to ensure open lines of communication on any pressing infrastructure issues. Encouraging all MUD's to participate. Updates to the Wellshape file will have updates on the first of every month. GMA 14 joint planning was rescheduled, as mentioned, to February 3rd at the District office. She also reported on future events and meetings.

9. GENERAL COUNSEL'S REPORT:

Ms. Reese explained the process for a petition for rule making due to public comments made. A management plan was submitted to the Water Development Board for prereview. She mentions a class action takings lawsuit filed against Brazos Valley GCD related to GPM spacing rules and will follow it. Bill opening deadlines for prefiling is coming up in March. Ms. Reese will follow those and keep LSGCD apprised if any of the bills affect Chapter 36 or LSGCD.

10. NEW BUSINESS:

No new business

11. ADJOURN:

There being no further business Director Traylor moved to adjourn the meeting and Secretary Thigpen seconded the motion. President Spigener called for a voice vote, motion passed, Meeting adjourned at 7:30 PM.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF February 2025.

Janice Thigpen, Board Secretary