LONE STAR
GROUNDWATER CONSERVATION DISTRICT

FEBRUARY 11, 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 February 11, 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
Janice Thigpen
Jon Paul Bouché
Kenneth Earnest
Jonathan Prykryl (Virtual)
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Britny Anderson	Administrative Assistant
Stacey Reese	District Counsel (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. Director John Wertz 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 6 applications listed. Applications numbered 1 & 2 include 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 & 2.

Ms. Kouba provided an overview of application number 1 – Lennar Homes of Texas, Land and Construction, Ltd. 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 – Roberto Barrera II. 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 & 2. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application number 3 – Jen Texas 35, LLC (Montgomery County MUD 123). Due to either hydrogeological report requirements, a spacing exception being requested from the board, or another unique circumstance, 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.

Ms. Kouba provided an overview of application number 4 – City of Willis. Due to either hydrogeological report requirements, a spacing exception being requested from the board, or another unique circumstance, 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.

Ms. Kouba provided an overview of application numbered 5 – Alexia SF Arriola & Cindy Bush. Due to request for a spacing exception of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. No Hydrogeological Report was required with the application and was found to meet the requirements of the District.

Ms. Kouba provided an overview of application numbered 6 – Maria Castillo & Israel Olivos. Due to request for a spacing exception of the well, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval. No Hydrogeological Report was required with the application and was found to meet the requirements of the District.

Secretary Thigpen moved to approve that which is requested for application numbered 3 - 6. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

President Spigener moved to adjourn the February 11th, 2025, Public Hearing on Permit Application. The meeting was adjourned at 6:11 pm.

PASSED, APPROVED, AND ADOPTED THIS 4th DAY OF MARCH 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
FEBRUARY 11, 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 February 11, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:11PM

2. ROLL CALL:

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

Jim Spigener
Stuart Traylor
Jonathan Prykryl (Virtual)
Janice Thigpen
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Also present:

Name:	Title:
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and members of the public	

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

3. PUBLIC COMMENTS:

Two public comments were received via email before the meeting from Mr. Joe Higgs. No public comments were received during the meeting.

4. EXECUTIVE SESSION:

President Spigener recessed meeting for Executive Session at 6:15 PM

5. RECONVENE OF OPEN SESSION:

President Spigener reconvened in Open Session at 6:37 PM

6. APPROVAL OF THE MINUTES:

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

- January 14, 2025, Public Hearing on Permit and Permit Amendment Applications
- January 14, 2025 Regular Meeting of the Board of Directors
- February 3, 2025 Special Board of Directors Meeting

7: APPROVAL OF DRAFT MANAGEMENT PLAN FOR PUBLIC COMMENT:

Ms. Reese discussed submitting the Draft Management Plan to the DFC Committee and Texas Water Development Board (TWDB) to adopt before the expiration of the current plan so that it can be released to the public for public comments. Ms. Reese provided the date for the Hearing on the Management Plan, provided its approval by the Board, which will be on March 4, 2025. Director Traylor mentioned the plan was reviewed prior to submission to TWDB in the pre-review process and reviewed the changes made in response to the pre-review. Director Traylor stated the draft plan is in line with the Districts goals and objectives. President Spigener called for a motion to approve the draft for public comment. Treasurer Earnest motioned to approve. Vice-President Bouché seconded the motion. Without further discussion, the motion passed.

8: 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 met February 11, 2025, to discuss moving the Board meeting times. The meetings will still be held on the second Tuesday of every month, but the time will be changed to earlier in the day. President Spigener stated the next Board meeting will be held a week earlier on March 4, 2025, at 4:00 PM and there will be an agenda item put forth for consideration to move all future meetings to an earlier time frame to better accommodate the public for view and attendance.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
Treasurer Earnest reported the Budget Committee has not met but he has met with Ms. Kouba to review the current budget. Treasurer Earnest stated he is in the process of completing his PFIA Certification to ensure his compliance as the newly elected investment officer for the District. There are no further updates at this time.

2) Review of unaudited financials for the month of January 2025
Ms. Kouba presented the financial review for January 2025.

C. External Affairs Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener reported the External Affairs Committee is meeting monthly to discuss developments on improving external communications for the District. President Spigener has been meeting regularly with Ms. Kouba and the legislative team to discuss legislative updates during the current session.

2) President Spigener and Ms. Kouba attended the East Montgomery County Elected Officials reception January 29, 2025. President Spigener and Ms. White attended the Greater East Montgomery County Chamber Business Meeting on February 5, 2025.

President Spigener also stated that he, Ms. Kouba and Secretary Thigpen will be attending Texas Water Day in Austin, TX on March 3, 2025.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.

Director Traylor reported the DFC Committee is continuing to meet weekly to discuss status updates on Phase III of the Subsidence Study which includes the coring retrieved from Site 1 in Porter. The raw data was included in the model update and approved by GMA 14 for submittal. The technical consultants gave a presentation at the January meeting about conclusions that can be drawn at this time. Texas A&M is still conducting additional higher pressure testing on cored in the lower Jasper. More information will be provided from our technical consultants once it has been received. No information at this time.

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

Technical Consultant Chris Drabek stated they have been making slight updates to the model and readying to submit it to TWBD. They are awaiting the additional core data from the Jasper from Texas A&M.

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 reported GMA 14 met at the Districts office February 3, 2025. It included the updated model to be submitted to TWDB and presentation from the technical consultants, including a third-party technical consultant with more specifics on the update being submitted. An interlocal agreement was terminated that was adopted last joint planning cycle which allowed counties not regulated under Chapter 36 Texas Water Code the ability to vote and have an equal level of participation and development of the DFC as the groundwater conservation districts (GCD). All representatives of areas that are not regulated by Chapter 36 and stakeholders within the GCDs can now participate in the joint planning process equally. Ms. Kouba recommended redistribution of leadership roles and asked that she take over the position of Region H representative. The motion was not seconded. Ms. Kouba reported she attended the Region H meeting as alternate and was approached by Mr. Gary Ashmore with a letter of resignation that he had submitted to Region H and recommended that she be nominated as the representative for the GMA. Ms. Kouba will now represent GMA 14 as representative. President Spigener reiterated that the interlocal agreement was dissolved by a super majority vote and confirm its termination. President Spigener stated if that's not the case, he asks that Ms. Reese takes a DEC action or any necessary measures as the agreement was out of compliance with District standards. Ms. Kouba reported that during the GMA, the timelines for the development of the DFC's was accepted, which was presented by our technical consultants. There are four meeting dates confirmed as March 26, April 30, May 28 and June 25. The District will inform the community ahead of the scheduled dates with more information. Ms. Kouba encourages participation during this joint planning session. The March 26 meeting is set to be held in Angleton, TX at Brazoria County's new Commissioners' office but we are still awaiting confirmation. As soon as we have confirmation from the chair of GMA 14, we will inform the public. Ms. Reese confirms that to her understanding due to the actions taken at the meeting, the former interlocal participants will no longer be sitting at the table. Ms. Reese will keep the Board informed if anything changes. President Spigener and Ms. Kouba extended their gratitude in the participation from the elected officials, representatives of elected officials, citizens and stakeholders of Montgomery County and other attendees in the GMA 14 meeting and their support.

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 still working towards the rule revisions. Ms. Kouba reiterated that the District is meeting weekly, still sharpening the rule revisions and hopes to be meeting with the Rules Committee later in the month to discuss the petition for rule making that was received.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba provided a brief summary of general operational updates for GMA 14 including model update and coring study. The District focused on the Management Plan update and finalizing 2023 Annual Report for release to the public. Ms. Kouba stated the District is working on the current legislative session in Austin, staying apprised to any potential water bills that may have an impact on Montgomery County. LSGCD is continuing progress on software database development, updated website, draft rule development, sharpening applications and processes, staff development, conservation education, community involvement and marketing strategies. Ms. Kouba addresses applicants applying for permits, noting application fees are non-refundable and due at time of submittal of application regardless of application status. Ms. Kouba gave updates on weekly meetings including office closures, previously attended meeting and upcoming meetings scheduled. President Spigener and Ms. Kouba extended their gratitude to the Technical Consultants and Ms. Reese for their participation in the Management Plan update and DFC Committee and the Technical Consultants taking on the model update and appreciation for the hard work of the Board.

10. GENERAL COUNSEL'S REPORT:

Ms. Reese provided a couple updates regarding the approved Management Plan and received public comments ahead of the Hearing set March 4 and will provide any recommended changed as a result of those comment received. Ms. Reese has worked through the petition received for rule making and will be meeting with the Rules Committee to explain what the proposed changes are and discuss the recommendations they will recommend to the Board at the March meeting. Once the bill deadline closes, Ms. Reese will provide a summary of the bills that are being looked at. Ms. Reese reports legislatively, Senator Perry is working on bills that will affect the water district with things done in joint planning and regional planning as well. A summary of the bills should be provided at the April Board Meeting. President Spigener showed appreciation for the Legislative Consultants for their invaluable work.

10. NEW BUSINESS:

President Spigener reiterated moving the Regular Meeting times but keeping on track with the same days, being the second Tuesday of every month. Ms. Kouba gave a brief summary of pending applications for review from the 2024 calendar from the General Managers Report. President Spigener applauds the LSGCD office staff for sharpened processes to quicken applications.

11. ADJOURN:

There being no further business Director Traylor moved to adjourn the meeting and Treasurer Earnest seconded the motion. President Spigener called for a voice vote, motion passed, Meeting adjourned at 7:15 PM.

PASSED, APPROVED, AND ADOPTED THIS 4th DAY OF MARCH 2025.

Janice Thigpen, Board Secretary