CONFIDENTIAL

Board Meeting

March 4, 2025

LSGCD

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.

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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
Jon Paul Bouché
Kenneth Earnest
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. 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.

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Janice Thigpen, Board Secretary

DOC# 25-0398
POSTED
02/28/2025 02:08PM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING
To be held on Tuesday, March 4, 2025
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

NOTICE OF PUBLIC HEARING ON ADOPTION OF GROUNDWATER MANAGEMENT PLAN

TUESDAY, MARCH 4, 2025, AT 4:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 3:45 P.M.)

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Presentation and discussion of the District Groundwater Management Plan proposed for re-adoption as required by Chapter 36 of the Texas Water Code and Chapter 356 of the Texas Water Development Board's ("TWDB's") rules contained in Title 30 of the Texas Administrative Code.
5. Public comment on the Groundwater Management Plan proposed for re-adoption.
6. Discussion, consideration, and possible action approving Resolution #25-001 readopting District Groundwater Management Plan.
7. Adjourn.

At the conclusion of the hearing or any time or date thereafter, the proposed District Groundwater Management Plan may be adopted in the form presented or as amended based upon comments received from the public, TWDB, District staff, attorneys, consultants, or members of the Board of Directors without any additional notice or hearing.

The above agenda schedule for the public hearing 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 12, 2025, 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 in accordance with the Texas law.

/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

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

To be held on Tuesday, March 4, 2025
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

2025-0397
POSTED
02/28/2025 02:08PM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, MARCH 4, 2025, AT 4:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 3:45 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 for the Operating Permits and/or Exemptions listed in Item 5.
5. Discussion, consideration, and possible action on the following Operating Permits and/or Exemptions:

i. Hydrotex, LLC (Spring Branch Villas Water System), for a proposed new Operating Permit OP-24102501-CHEV, not to exceed 60,000,000 gallons annually, and for two proposed wells to be drilled approximately 3,250 feet northwest of the intersection of Metts Road and Old Highway 105 E., Cleveland (a) Lat 30/19/12 and Long 95/15/37 and (b) Lat 30/19/12 Long 95/15/36, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and

ii. JHDTLC, LLC, for proposed new Operating Permit OP-24123001-CHEV, not to exceed 60,000 gallons annually, to include an existing well located at 135 Twin Oaks Dr., Cleveland, previously registered but not permitted with the District, Commercial Use, District Aquifer: Chicot/Evangeline (CHEV); and

iii. Friendswood Development Company, LLC (Faulkner), for a proposed new Operating Permit OP-25021201-CHEV, not to exceed 43,132,283 gallons annually, and for a proposed well to be drilled at 9337 Faulkner Rd, Cleveland, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and

iv. Friendswood Development Company, LLC (Faulkner), for a proposed new Operating Permit OP-25021201-CHEV, not to exceed 43,132,283 gallons annually, and for a proposed well to be drilled

at 9337 Faulkner Rd, Cleveland, Public Water Supply (PWS) and Irrigation use, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

v. 10FSS 26526 Hufsmith Conroe Rd Magnolia, TX LLC, for a proposed new Operating Permit OP-25012301-CHEV, not to exceed 45,887 gallons annually, and for a proposed well to be drilled at 26526 Hufsmith Conroe Rd., Magnolia, Fire Tank fill, District Aquifer Chicot/Evangeline (CHEV), (Driller of record: Tim Franks Water Well Service; and

vi. Maria Delapaz Zavala, for a proposed exempt well to be drilled at 25939 Peach Creek Dr., New Caney, Single Family Residential use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Gilbert's Water Well); and

vii. Leslie & Wesley Miller, for a proposed exempt well to be drilled at 1517 Woodhue Dr., Spring, Single Family Residential use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC).

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 28, 2025, 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, MARCH 4, 2025, AT 4:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

DOC# 25-0403
FILED
02/28/2025 03:49PM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 3:45 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, §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. February 11, 2025, Public Hearing on Permit and Permit Amendment Applications
   B. February 11, 2025, 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.
      2) Discuss, consider and possible action regarding approving resolution to change the time of regular board meetings.
   B. Budget & Finance Committee – Kenneth Earnest, 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 February in 2025 – 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.

2) Discuss, consider and possible action approving the Annual Report for 2023.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular board meeting – Stuart Traylor, Chair

2) Technical Consultants Update - Receive updates from Technical Consultants on ongoing projects and/or applicable information – Sarah Kouba, General Manager, and/or District's technical consultant(s).

3) 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).

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

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

2) Discuss, consider, and possible action on Petition for Rulemaking.

8. 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.

9. 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.

10. New Business.

11. 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.

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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 February 28, 2025, 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

DOC# 25-0343
POSTED
02/21/2025 11:36AM
AIRN PREVITI
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

LONE STAR GROUNDWATER CONSERVATION DISTRICT
NOTICE OF HEARINGS
3/4/2025

NOTICE IS HEREBY GIVEN to all interested persons within Montgomery County, Texas:
That the Board of Directors of the Lone Star Groundwater Conservation District (LSGCD) will hold hearings on applications for Operating Permits (OP) by the below listed parties, on March 4, 2025 at 4:00 p.m., at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303.

NOTICE is hereby specifically given to:

1. Hydrotex, LLC (Spring Branch Villas Water System), for a proposed new Operating Permit OP-24102501-CHEV, not to exceed 60,000,000 gallons annually, and for two proposed wells to be drilled approximately 3,250 feet northwest of the intersection of Metts Road and Old Highway 105 E., Cleveland (a) Lat 30/19/12 and Long 95/15/37 and (b) Lat 30/19/12 Long 95/15/36, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and

2. JHDTLC, LLC, for proposed new Operating Permit OP-24123001-CHEV, not to exceed 60,000 gallons annually, to include an existing well located at 135 Twin Oaks Dr., Cleveland, previously registered but not permitted with the District, Commercial Use, District Aquifer: Chicot/Evangeline (CHEV); and

3. Friendswood Development Company, LLC (Faulkner), for a proposed new Operating Permit OP-25021201-CHEV, not to exceed 43,132,283 gallons annually, and for a proposed well to be drilled at 9337 Faulkner Rd, Cleveland, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: To Be Determined); and

4. Friendswood Development Company, LLC (Faulkner), for a proposed new Operating Permit OP-25021301-JSPR, not to exceed 61,885,450 gallons annually, and for a proposed well to be drilled at 9337 Faulkner Rd, Cleveland, Public Water Supply (PWS) and Irrigation use, District Aquifer: Jasper (JSPR), (Driller of record: To Be Determined); and

5. 10FSS 26526 Hufsmith Conroe Rd Magnolia TX LLC, for a proposed new Operating Permit OP-25012301-CHEV, not to exceed 45,887 gallons annually, and for a proposed well to be drilled at 26526 Hufsmith Conroe Rd., Magnolia, Fire Tank fill, District Aquifer Chicot/Evangeline (CHEV), (Driller of record: Tim Franks Water Well Service); and

6. Maria Delapaz Zavala, for a proposed exempt well to be drilled at 25939 Peach Creek Dr., New Caney, Single Family Residential use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Gilbert's Water Well); and

7. Leslie & Wesley Miller, for a proposed exempt well to be drilled at 1517 Woodhue Dr., Spring, Single Family Residential use, requesting spacing exception from District Rule 3.2, District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC).

If granted, the permits requested in the applications above would authorize the permit holder to drill and/or withdraw groundwater from a water well according to the terms and conditions set forth in the permit. If you would like to contest an application for a permit, you must comply with District Rule 12.5 and either appear at the hearing or submit a written Request for Contested Case Hearing that complies with District Rule 12.5 and that must be received by the District prior to the date of the hearing. A person who submits a written Request for Contested Case Hearing who is unable to appear at the hearing on the date and time set forth above must also timely file a motion for continuance with LSGCD demonstrating good cause for the inability to appear. For additional information about a particular permit application or the permitting process, or to obtain a Request for Contested Case Hearing form, please contact the LSGCD at 655 Conroe Park North Dr., Conroe, Texas 77303, or call (936) 494-3436. Blind persons who wish to have this notice read to them may call (936) 494-3436.

END OF AD

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

655 Conroe Park North Dr., Conroe, TX 77303
(936) 494-3436
(936) 494-3438 (fax)

Hydrotex, LLC (Spring Branch Villas Water System)

Attn: Sudharshan Vembutty
101 Parklane Blvd, Suite 102
Sugar Land, TX 77478

Permit No. OP-24102501-CHEV

Operating Permit

Date of Hearing:	3/4/2025	
Request:	60,000,000 gallons	
GM Recommendation:	60.000.000 gallons	
Water use:	Public Water Supply (PWS) and Irrigation	
Location:	Approx. 3,250 feet northwest of the intersection of Metts Road and Old Highway 105 E., Cleveland (Lat 30/19/12 Long. -95/15/37)	Approx. 3,250 feet northeast of the intersection of Metts Road and Old Highway 105 E., Cleveland (Lat 30/19/12 Long -95/15/36)
Well Registration:	2024102501	2024102502
Depth (ft):	685	370
Diameter (in):	6	6

Information

1. New permit - Issue a new permit with an allocation and authorization to drill two new wells in the Chicot-Evangeline aquifer. Permit Terms: commencing March 4, 2025 in perpetuity (unless amended or revoked).

2. No written opposition was received regarding the proposed permit.

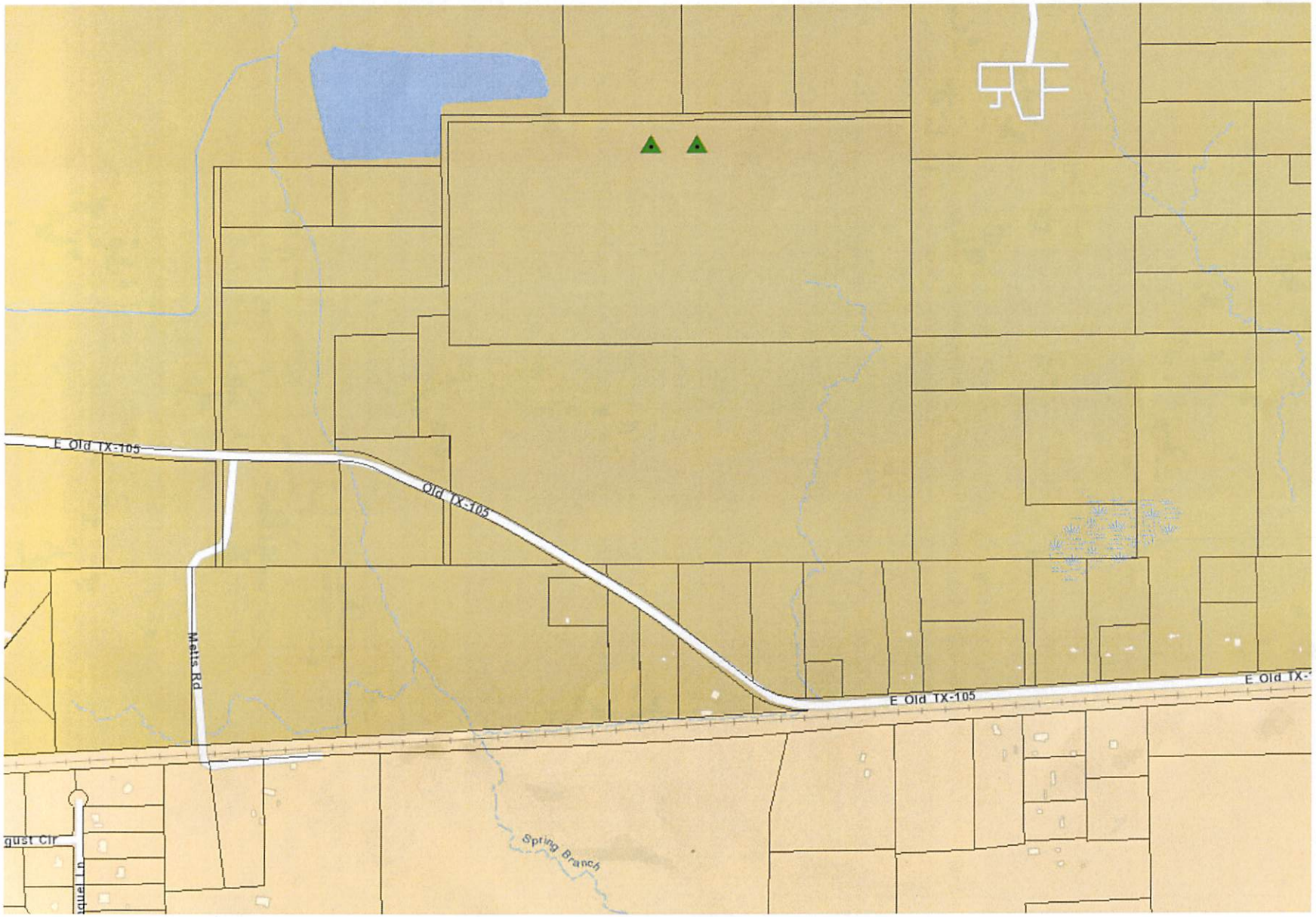
3. The permit application is administratively complete.

4. Applicant requests 60,000,000 gallons for 2025 and annually thereafter.

5. Applicant will provide water for the Spring Branch Villas Water System.

6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of two new wells in the Chicot/Evangeline which will provide water for the beginning stages of a new subdivision with 432 single family connections and also 2 acres of irrigation for the front of the subdivision.. District staff has reviewed the information supplied by the applicant. Staff recommends to the General Manager that she recommend the Board approve that which is being requested.

Spring Branch Villas Water System
OP-24102501 – CHEV
Wells 2024102501; 2024102502
Approx. 3,250 feet northeast of the intersection of Metts Road and Old Highway 105 E., Cleveland



JHDTLC, LLC

Attn: Dwayne Somerville
1212 Fisher St
Goldthwaite, TX 76844

Permit No. OP-24123001-CHEV

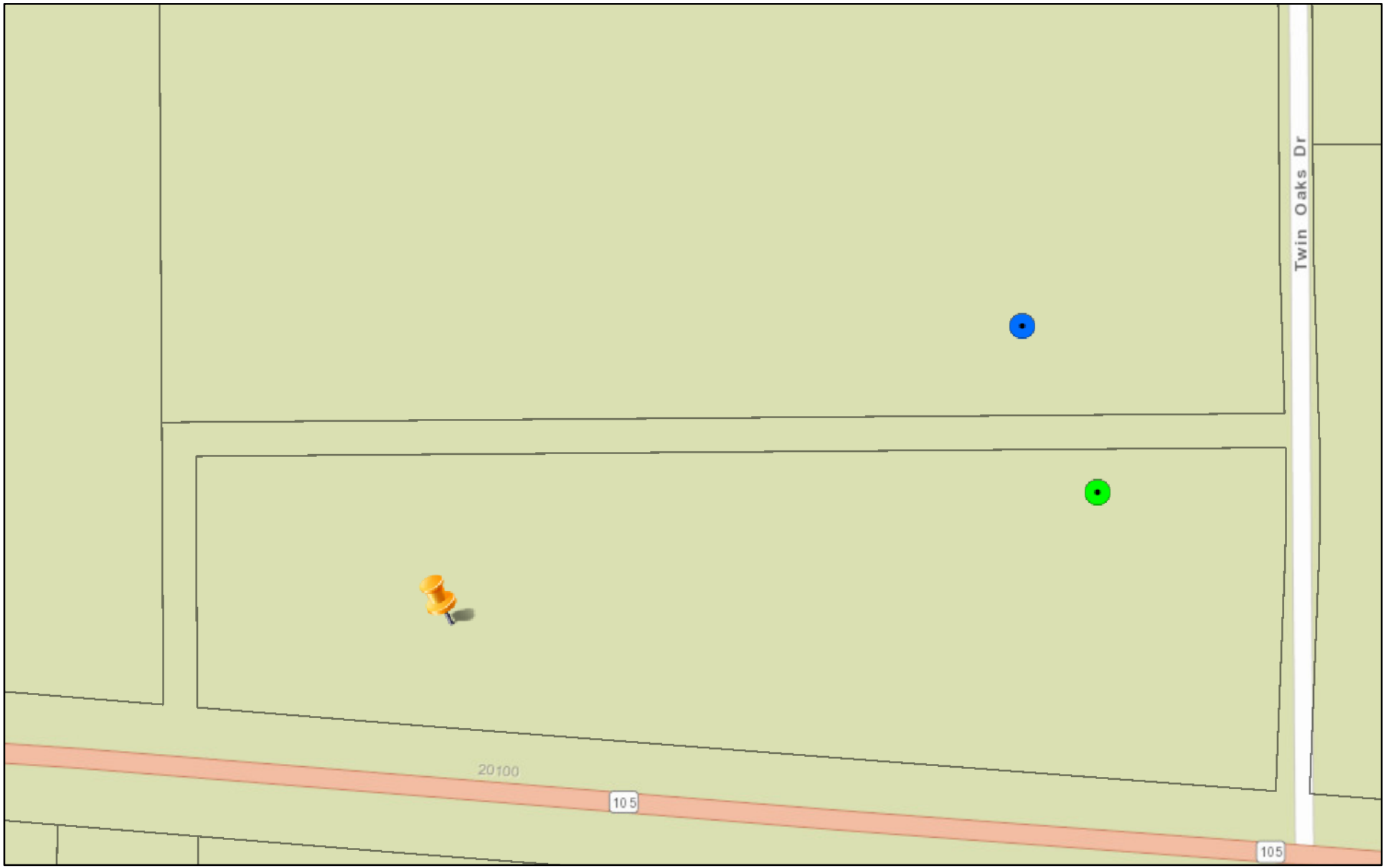
Operating Permit

Date of Hearing:	3/4/2025
Request:	60,000 gallons
GM Recommendation:	60,000 gallons
Water use:	Commercial
Location:	135 Twin Oaks Drive, Cleveland
Well Registration:	2024011805
Depth (ft):	220.0
Diameter (in):	4.0

Information

1. **Existing Well** - Issue a permit commencing March 4, 2025 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. This is an existing well that was registered, but not permitted with the District. Well began beneficially using water in 2024.
5. Applicant requests 60,000 gallons for 2025 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant provides water to a Mobile Home Sales Office with 5 employees. Allocation is utilized for employee facilities. Staff recommends to the General Manager that she recommend the Board approve the request to permit the existing well with an allocation of 60,000 gallons in the Chicot/Evangeline aquifer annually as requested.
7. Meter has already been properly installed.

JHDTLC, LLC - 135 Twin Oaks Dr., Cleveland - OP-24123001-CHEV - 2024011805



December 31, 2024

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Coordinate Markers

Halff Associates, Inc.
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Friendswood Development Company, LLC (CHEV-Faulkner)

Attn: Ross Peters
681 Greens Parkway, Suite 220
Houston, TX 77042

Permit No. OP-25021201-CHEV

Operating Permit

Date of Hearing:	3/4/2025
Request:	43,132,283 Gallons
GM Recommendation:	43,132,283 Gallons
Water use:	Public Water Supply (PWS) and Irrigation
Location:	9337 Faulkner Rd, Cleveland
Well Registration:	2025021201
Depth (ft):	380.0
Diameter (in):	10.0

Information

1. New permit - Issue a new permit with an allocation and authorization to drill one new well in the Chicot/Evangeline aquifer. Permit Terms: commencing March 4, 2025 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 the Faulkner Ridge Development.
5. Applicant requests 43,132,283 gallons for 2025 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant states they will utilize the requested allocation in 2025 for construction of the new residential development, including constructing and serving 70 Single Family connections, 12.3 acres of Irrigation, and dust control in 2025. Total projected 2030 build out will utilize allocation for 1054 Single Family homes, and 12.3 acres of irrigation. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the registration and construction of 1 Chicot/Evangeline well and the requested allocation of 43,132,283 gallons for the Chicot/Evangeline annually.

Friendswood Development Company 9337 Faulker Rd , Cleveland

Jasper and Chicot/Evangeline wells

Friendswood Development Company, LLC (JSPR-Faulkner)

Attn: Ross Peters
681 Greens Parkway, Suite 220
Houston, TX 77042

Permit No. OP-25021301-JSPR

Operating Permit

Date of Hearing:	3/4/2025
Request:	61,885,450 gallons
GM Recommendation:	61,885,450 gallons
Water use:	Public Water Supply & Irrigation
Location:	9337 Faulkner Rd., Cleveland
Well Registration:	2025021301
Depth (ft):	1200.0
Diameter (in):	6.0

Information

1. New permit - Issue a new permit with an allocation and authorization to drill one new well in the Jasper Aquifer. Permit Terms: commencing March 4, 2025 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 the Faulkner Ridge Development.

5. Applicant requests 61,885,450 gallons for 2025 and annually thereafter.

6. **District Staff Technical Review and Recommendation:** Applicant states they will utilize the requested allocation in 2025 for construction of the new residential development, including constructing and serving 70 Single Family connections, 12.3 acres of Irrigation, and dust control in 2025. Total projected 2030 build out will utilize allocation for 1054 Single Family homes, and 12.3 acres of irrigation. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the registration and construction of 1 Jasper well and the requested allocation of 61,885,400 gallons for the Japer annually.

Friendswood Development Company 9337 Faulker Rd , Cleveland

Jasper and Chicot/Evangeline wells

10FSS 26526 Hufsmith Conroe Rd Magnolia TX, LLC

Attn: Doyle Reed
3301 Atlantic Ave.
Raleigh, NC 27604

Permit No. OP-25012301-CHEV

Operating Permit

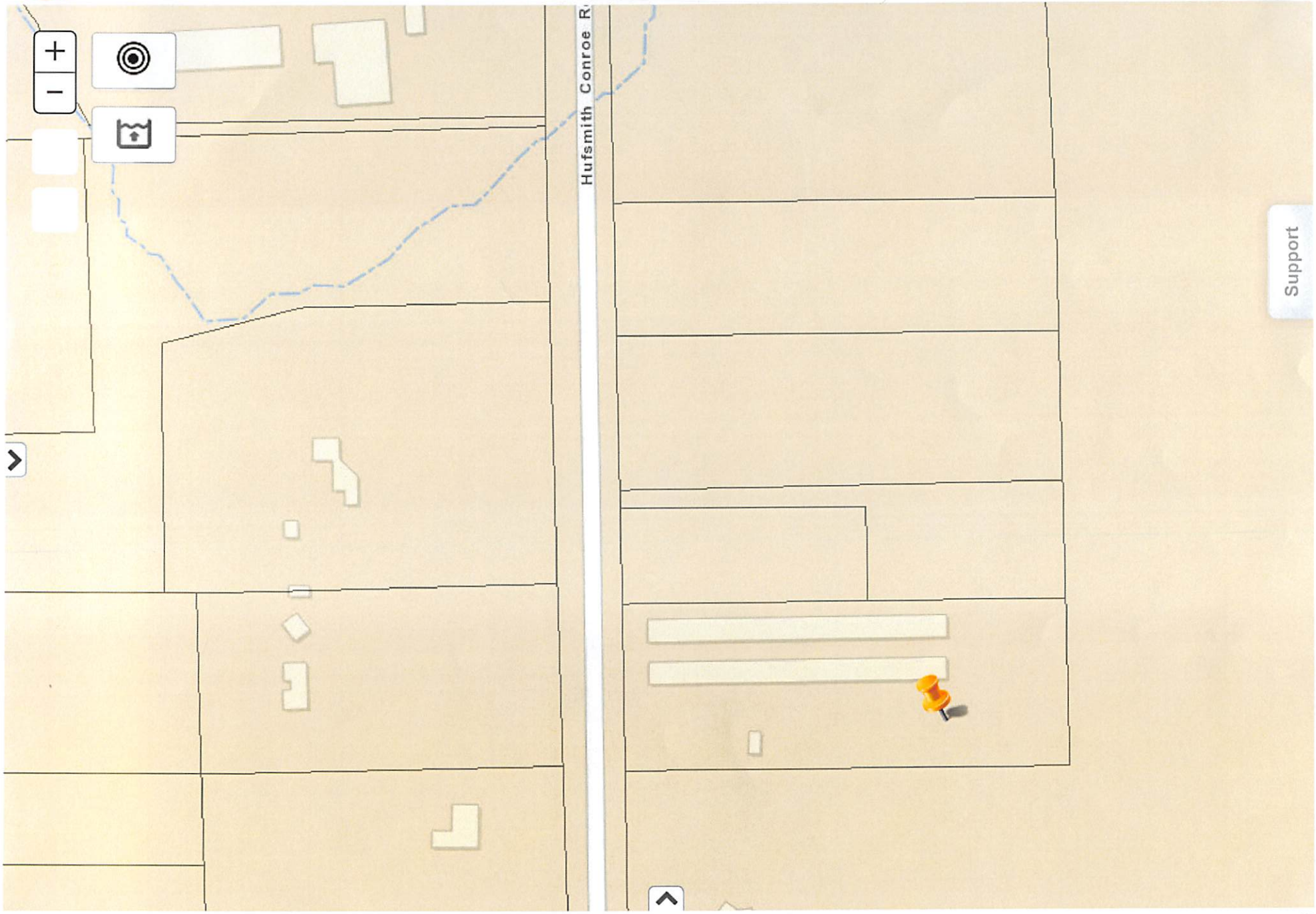
Date of Hearing:	3/4/2025
Request:	45,887 gallons
GM Recommendation:	45,887 gallons
Water use:	Fire Tank Fill
Location:	26526 Hufsmith Conroe Rd, Magnolia
Well Registration:	2025012301
Depth (ft):	200.0
Diameter (in):	4.0

Information

1. New permit - Issue a new permit with an allocation and authorization to drill one new well in the Chicot/Evangeline (CHEV) aquifer. Permit Terms: commencing March 4, 2025 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 45,887 gallons for 2025 and annually thereafter.
5. Applicant will provide water for a fire tank only for a mini storage facility.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well in the Chicot/Evangeline (CHEV) aquifer which will provide water for filling of a fire tank only. Applicant is also requesting an allocation of 45,887 gallons in the Chicot/Evangeline (CHEV) aquifer for 2025 and annually thereafter. District staff has reviewed the information supplied by the applicant. Staff recommends to the General Manager that she recommend the Board approve that which is being requested.

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

10FSS 26526
OP-25012301-CHEV
Well Reg 2025012301
26526 Hufsmith Conroe Rd



Maria Delapaz Zavala

Attn: Maria Zavala
21531 Dallas St.
New Caney, TX 77357

Exempt Well Registration
#2025020602

Exempt Well Registration

Date of Hearing: 3/4/2025

Water use: Exempt - Single Family Residence

Location: 25939 Peach Creek Dr., New Caney

Well Registration: 2025020602

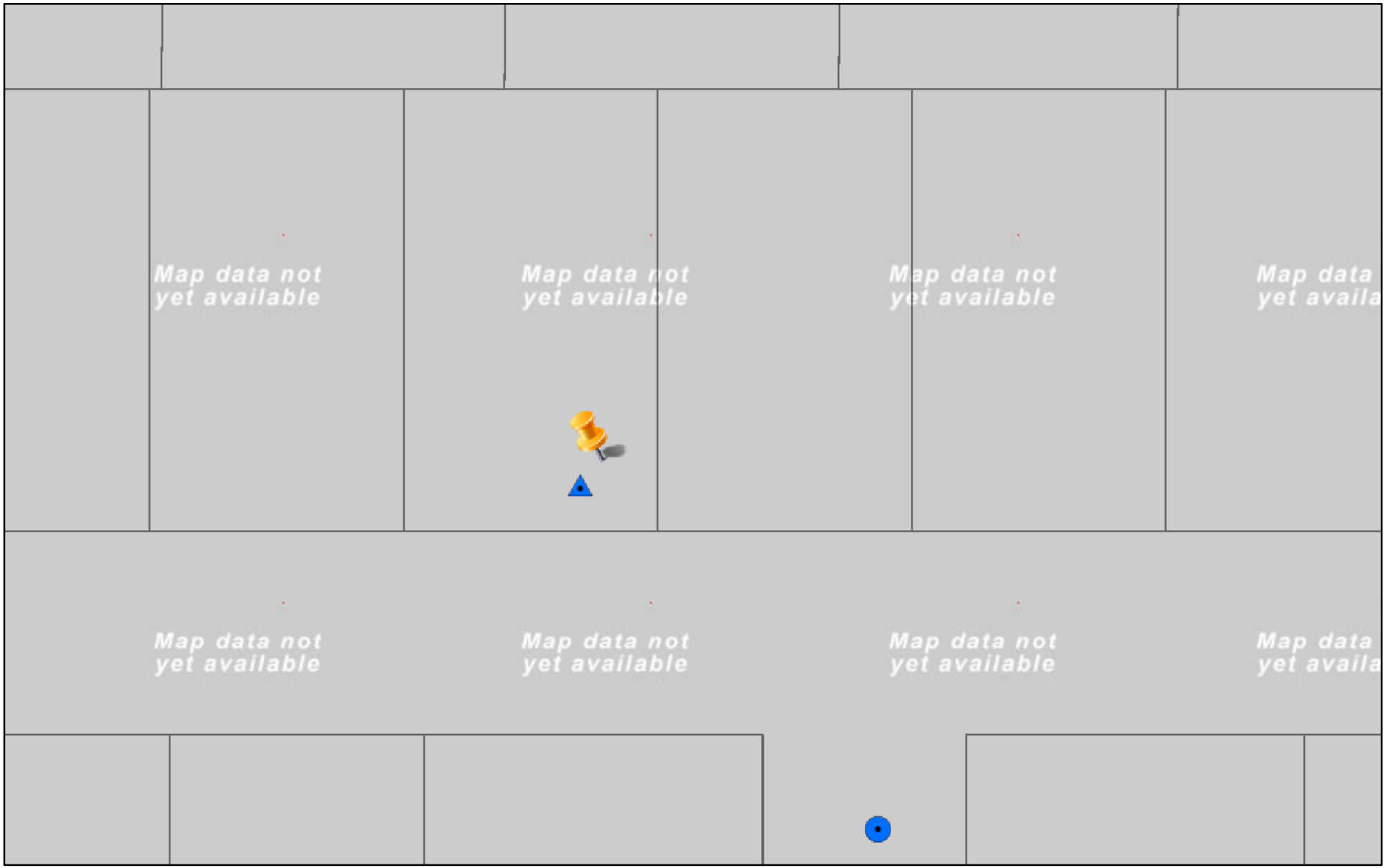
Depth (ft): 180.0

Diameter (in): 2.0

Information

1. **New Exempt Well Registration** - Issue an exempt well registration approval, pending approval of spacing exception by the Board of Directors.
2. No written opposition was received regarding the proposed exempt well.
3. The Well Registration application is administratively complete.
4. Applicant provides water for a single family residence
5. A **Supplemental Application** is required due to requesting exception as stated in District Rule 3.4: "All new wells may not be drilled within 50 feet of the nearest adjacent property line." District staff have reviewed the submitted Exempt well supplemental application request for exception to well spacing and found to meet the requirements as detailed in the Supplemental Application.
6. Applicant's well will be an exempt well which does not require a meter. As an exempt well, applicant's well will not be equipped to produce more than 25,000 gallons a day or 9,125,000 gallons on an annualized basis.
7. **District Staff Technical Review and Recommendation:** Applicant will utilize the proposed exempt well to serve solely one single family residence. Applicant is requesting an exception to well spacing Rule 3.2 and has attempted to contact two adjacent property owners for a waiver to District Spacing Rule 3.2. Applicant was able to provide one signed waiver but was unable to receive a singed waiver from the second adjacent property owner. Applicant included required documentation along with proof of the attempt to contact the responsible party by mail. District staff has reviewed the information supplied by the applicant and recommended to the General Manager that she recommends the Board approve the exception to well spacing Rule 3.2, and the registration and construction of the proposed Exempt Chicot/Evangeline aquifer well.

2025020602 - 25939 Peach Creek Dr., New Caney



February 13, 2025

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

Halff Associates, Inc.
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Leslie & Wesley Miller

Attn: Leslie & Wesley Miller
6047 Oak Creek Ln.
Spring, TX 77379

Exempt Well Registration
#2025021102

Exempt Well Registration

Date of Hearing: 3/4/2025

Water use: Exempt - Single Family Residence

Location: 1517 Woodhue Dr., Spring

Well Registration: 2025021102

Depth (ft): 300.0

Diameter (in): 4.0

Information

1. **New Exempt Well Registration** - Issue an exempt well registration approval, pending approval of spacing exception by the Board of Directors.
2. No written opposition was received regarding the proposed exempt well.
3. The Well Registration application is administratively complete.
4. Applicant provides water for a single family residence
5. A **Supplemental Application** is required due to requesting exception as stated in District Rule 3.4: "All new wells may not be drilled within 50 feet of the nearest adjacent property line." District staff have reviewed the submitted Exempt well supplemental application request for exception to well spacing and found to meet the requirements as detailed in the Supplemental Application.
6. Applicant's well will be an exempt well which does not require a meter. As an exempt well, applicant's well will not be equipped to produce more than 25,000 gallons a day or 9,125,000 gallons on an annualized basis.
7. **District Staff Technical Review and Recommendation:** Applicant will utilize the proposed exempt well to serve solely one single family residence. Applicant is requesting an exception to well spacing Rule 3.2 and has attempted to contact two adjacent property owners for a waiver to District Spacing Rule 3.2. Applicant was able to provide one signed waiver but was unable to receive a singed waiver from the second adjacent property owner. Applicant included required documentation along with proof of the attempt to contact the responsible party by mail. District staff has reviewed the information supplied by the applicant and recommended to the General Manager that she recommends the Board approve the exception to well spacing Rule 3.2, and the registration and construction of the proposed Exempt Chicot/Evangeline aquifer well.

2025021102 - 1517 Woodhue Dr., Spring

February 13, 2025

Coordinate Markers

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

Halff Associates, Inc.
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Outlook

Request: Groundwater Management Plan, Public Input

From Joe Higgs <joe@higgs-tx.com>
Date Thu 2/13/2025 10:00 AM
To Britny Anderson <banderson@lonestargcd.org>

1 attachment (57 KB)
VisionMissionValuesPrinciples.pdf;

Britny:

Please provide this to the appropriate parties as input to the management plan renewal effort.

--

Thanks!

"We enjoy the comfort of opinion without the discomfort of thought." -- J.F. Kennedy

2025 Management Plan

re: Vision, Mission, Values, Principles

Decision making in any organization is grounded with clarity on Vision, Mission, Values and Principles.

Vision: Expresses the organization's aspirations and strategic goals for the future. It communicates where the organization is going next and serves as an actionable map toward success. Consider:

> **A world where access to quality water is affordable, abundant and sustainable for generations to come.**

Mission: Expresses the organization's purpose, core values and foundational aims. It encapsulates the organization's heart and concisely communicates its primary focus, brand identity and approach, serving as a general guide. Consider:

> **To judiciously establish and steadfastly enforce a comprehensive regulatory framework enabling stewardship of Montgomery County's groundwater resources in service of sustainable growth and development in the county.**

Values: Expresses what the organization stands for, the core standards and principles that guide the organization's actions, decisions, and culture. Consider:

- **Practical: Regulations take the least restrictive option to deliver results.**
- **Integrity: Obeying the law and acting ethically and transparently with employees, service providers and stakeholders.**
- **Innovation: Creatively challenging assumptions and traditional methods using the best available science.**
- **Accountability: Owning decisions made and their outcomes.**
- **Honesty: Upfront and forthcoming with information, insights, and processes.**
- **Respect: Treating employees, service providers and stakeholders with dignity and worth.**
- **Dependability: Being trustworthy and reliable in the workplace.**
- **Excellence: Continuous improvement by pushing boundaries to achieve the highest quality results.**
- **Openness: Fostering a culture where individuals may freely share relevant ideas, opinions and information.**
- **Collaboration: Working together internally, with communities, stakeholders and other regulatory agencies to the benefit of our citizens.**
- **Transparency: Open and honest communication with stakeholders**

Principles: High-level rules that guide how an organization operates and how it delivers its capabilities. Understanding an organization's principles ensures that actions are in line with how the organization wants to conduct itself.

Fundamental business principles are statements that a company or organization adheres to in order to identify its priorities and guide future decisions. Consider:

- **Primary stakeholder: the citizens of Montgomery County. The first filter in choosing actions will be whether there is benefit to the citizens for the expense incurred.**
- **Scientific Basis: Decisions are grounded in sound scientific knowledge and data-driven analysis.**
- **Public Trust: We are entrusted with the responsibility to steward groundwater resources for the public good.**
- **Adaptive Management: We continually monitor and adjust our management strategies to address changing conditions.**
- **Local Control: We empower local communities to participate in decision-making and implement solutions.**
- **Beneficial Use: We promote the efficient and beneficial use of groundwater.**
- **Water Conservation: We encourage water conservation practices and technologies to reduce demand while balancing the desire for continued growth.**
- **Environmental Protection: We safeguard the environment, including water quality and ecosystems, while managing groundwater resources.**
- **Property rights: We balance protection of property rights with stewardship of groundwater resources.**

Joseph A. Higgs
3226 Canterbury Lane
Montgomery, Tx 77494
joe@higgs-tx.com

Outlook

Request: Groundwater Management Plan, Public Input, Part II

From Joe Higgs <joe@higgs-tx.com>
Date Thu 2/13/2025 4:45 PM
To Britny Anderson <banderson@lonestargcd.org>

1 attachment (30 KB)
Section6Management.pdf;

Britny:

Please provide this to the appropriate parties as input to the management plan renewal effort.

--

Thanks!

"We enjoy the comfort of opinion without the discomfort of thought." -- J.F. Kennedy

2025 Management Plan

re: Section 6, Management and Monitoring of Groundwater Resources

Consider eliminating all the text from the paragraph starting with “The District previously adopted and implemented …” to and including the paragraph ending with “… and appropriate in light of the circumstances as dictated by law and court order.”

This is some informative history but does not further develop or belong in the management plan.

Consider eliminating the paragraph starting with “The District will evaluate and monitor …”.

This paragraph is confusing and makes some promises about regulation that do not include any metrics. As such, these promises may be argued as to whether they are met.

Actually referring to the District’s established principles would be a better route than this.

Consider eliminating the text from the paragraph starting with “The District will maintain a monitoring well and …” to and including the paragraph ending with “… upon being presented at a meeting of the Board.”

This text is a regeneration of the actual Management Objectives and Performance Standards with less precision.

Joseph A. Higgs
3226 Canterbury Lane
Montgomery, Tx 77494
joe@higgs-tx.com

Outlook

Request: Groundwater Management Plan, Public Input, Part III

From Joe Higgs <joe@higgs-tx.com>
Date Fri 2/14/2025 4:14 PM
To Britny Anderson <banderson@lonestargcd.org>

1 attachment (30 KB)
Section7DFC.pdf;

Britny:

Please provide this to the appropriate parties as input to the management plan renewal effort.

--

Thanks!

"We enjoy the comfort of opinion without the discomfort of thought." -- J.F. Kennedy

2025 Management Plan

re: Section 7, Desired Future Conditions and Modeled Available Groundwater

The first sentence of the first paragraph seems to reference petitions from the 2016 cycle resolved in the 2020 cycle. Consider eliminating.

The second paragraph references DFCs from 5 Jan 2022. It seems like the Management Plan will be out of sync as GMA 14 is currently defining DFCs for the next 5 years. Is there some way to get the Management Plan update into sync with the actual work to define the DFCs?

Regarding the stated DFC, the aquifers have no knowledge of political boundaries such as counties. The Legislature may well have created the GMAs recognizing this and providing the opportunity to take a larger view for establishing DFCs.

Consider replacing “In each county …” with “Across the GMA 14 surface geography and within each aquifer underlying that geography…”.

The third and fourth paragraphs refer to the Northern Gulf Coast Groundwater Availability Model simulation while millions are being spent to construct what might be called the GMA 14 model. Another out of sync artifact, interests might be best served to get these efforts better aligned.

Joseph A. Higgs
3226 Canterbury Lane
Montgomery, Tx 77494
joe@higgs-tx.com

Outlook

Re: Request: Groundwater Management Plan, Public Input, Part V

From Joe Higgs <joe@higgs-tx.com>
Date Sat 2/15/2025 3:20 PM
To Britny Anderson <banderson@lonestargcd.org>

1 attachment (45 KB)
Section10Goals2.pdf;

Britny:

Please provide this to the appropriate parties as input to the management plan renewal effort.

--

Thanks!

"We enjoy the comfort of opinion without the discomfort of thought." -- J.F. Kennedy

2025 Management Plan

re: Section 10, Management Goals, Objectives, and Performance Standards

10.7 Conservation, Recharge Enhancement, Rainwater Harvesting, Precipitation Enhancement, or Brush Control Where Appropriate and Cost Effective

Rainwater harvesting, precipitation enhancement and brush control are activities associated with surface water stewardship and flood mitigation. These are not accountabilities of the LSGCD though they are within the remit of the SJRA. Consider eliminating those elements from this sub-paragraph. Alternatively, move them to 10.4 with an objective to join forces with the SJRA to more cost effectively and efficiently contribute on these elements.

The text refers to challenges with recharge enhancement in water table zones and is likely accurate. However, Aquifer Storage and Recovery (ASR) at deeper depths where the aquifers act as artesian rather than water table zones provides sufficient valuable opportunity, particularly when coupled with storm water capture, to warrant attention by the LSGCD.

Consider adding an objective here or in 10.4 to work together with the SJRA to restart the ASR study by the TWDB or for the LSGCD to actually take on that project with TWDB funding. The project has been languishing for several years and may provide the best last offense in extending the life of the Gulf Coast Aquifer.

10.8 Desired Future Conditions

The value of this section is suspect as it really does not have clear objectives or useful measures.

Management Objectives

1. This is an informative paragraph but does not occur as an objective. Objectives should be SMART: Specific, Measurable, Attainable, Relevant and Timed. This item is more of a general outline of the GMA 14 accountabilities and processes. Consider eliminating.

2. Change “… to implement …” to “ … to achieve …”. However, this is covered in the District rules and adds no value repeating here.

3. This element is not specific on the data to be collected, what analysis might be done or what objective goals are for such analysis. Most importantly, there is no clear action to be taken if data fails to confirm operational activity complies with some limits, whether production, subsidence or some other metric.

Joseph A. Higgs
3226 Canterbury Lane
Montgomery, Tx 77494
joe@higgs-tx.com

Outlook

Request: Groundwater Management Plan, Public Input, Part IV

From Joe Higgs <joe@higgs-tx.com>
Date Fri 2/14/2025 5:22 PM
To Britny Anderson <banderson@lonestargcd.org>

1 attachment (51 KB)
Section10Goals.pdf;

Britny:

Please provide this to the appropriate parties as input to the management plan renewal effort.

--

Thanks!

"We enjoy the comfort of opinion without the discomfort of thought." -- J.F. Kennedy

2025 Management Plan

re: Section 10, Management Goals, Objectives, and Performance Standards

10.1 Efficient Use of Groundwater

Management Objectives

1: Add “… and posted to the District’s website” to the end of each sentence.

4: It is not clear that the District is requiring all exempt and non-exempt wells to be registered although that should be the intent.

5: All exempt wells must be metered as part of full-coverage stewardship of the aquifers.

Performance Standards

5. Reporting out the number of wells **not** meeting reporting requirements, actions taken and results should also be included.

6. The bias in this performance standard is toward equitable treatment of water users. The LSGCD remit is to steward the resource. Some nod to ensuring a duty of care for the aquifers would make sense here.

10.2 Controlling and Preventing Waste of Groundwater

Performance Standards

3. Consider changing to “… for action as described in the District’s Rules”

10.3 Controlling and Preventing Subsidence

Management Objectives

1. Change “monitor stations” to “monitoring stations”. Add “… and publish on the District web site” to the end of the paragraph.

2. The phrase, “balancing test”, is not defined and needs to be for this objective to be understood.

Performance Standards

1. Add “… and posted to the District web site” to the end of the paragraph.

2. Change to: The District will attend **all** joint planning meetings … These are the critical opportunities to engage at a broader level to ensure effective stewardship of shared aquifers.

4. There is no measurable performance standard listed here. Consider adding: The district will take action to mitigate any subsidence measured at more than .2 inches (12”/70 years) in any given year. These actions will be added to the District’s Rules but may include curtailing authorized pumping rates in steps of 10-25-50% for all wells, exempt or non-exempt, within 5000 feet of observed subsidence.

10.4 Conjunctive Surface Water Management Issues

Management Objectives

1. Change to read: “… by attending **all** of the Region H …”. A critical component in stewarding groundwater is to ensure surface water use is maximized and to take full advantage of any opportunities for collaboration.

It is equally important that the designated representative have a level of authority at the LSGCD that carries sufficient weight at the Region H meetings.

At some point, surface water agencies such as the SJRA must be pushed to deliver on their accountabilities or the LSGCD will be unable to deliver on theirs.

10-5 Natural Resource Issues

Management Objectives

Wasting resources by injecting waste water must come to an end. Treatment of waste and returning clean water is a source of renewable water that is not being accessed in GMA 14.

Consider adding a management objective aimed at soliciting inputs from all other GMAs with an eye toward implementing some forward looking activity in this space.

Joseph A. Higgs
3226 Canterbury Lane
Montgomery, Tx 77494
joe@higgs-tx.com

Outlook

Request: Public Comments, General Comments for the 4 Mar 2025 Meeting on the Management Plan

From Joe Higgs <joe@higgs-tx.com>
Date Wed 2/19/2025 2:46 PM
To Britny Anderson <banderson@lonestargcd.org>

1 attachment (61 KB)
GeneralComments.pdf;

Britny:

Please provide this to the appropriate parties as input to the management plan renewal effort.

--

Thanks!

"We enjoy the comfort of opinion without the discomfort of thought." -- J.F. Kennedy

General Comments, 4 Mar 2025 LSGCD Meeting, Management Plan Renewal

Strategic Framework

I encourage the LSGCD to acknowledge and constantly renew their dedication to stewardship of the aquifers. Tasked with balancing preservation, consumption and growth, there is a natural tension here that is not uncommon when situations are complex.

The bias in decision making must always be toward protecting the aquifers. Destroying or diminishing them obviates the need for stewardship.

Finding clever and innovative alternatives to manage the tension between consumption and preservation is the unstated objective of effective stewardship.

It is quite important for organizations to have a clear set of principles and values upon which to anchor their decision making. Principles and values will provide necessary side boards, encourage consistency and most importantly deliver improved decision making, particularly on complex issues.

I encourage the LSGCD Board to spend time fine-tuning the principles and values for the organization. Supporting a concise and aspirational vision and a clear mission statement, renewing and committing to a clear set of values and principles will provide the necessary touch-stone for decision making. Taken together, these four elements make up the foundation of a strategic framework.

I submitted inputs for each of vision, mission, values and principles for consideration. Please take the time to reflect on these critical organizational attributes.

Best Science

I fully support the principle regarding use of the best science. We have spent several million dollars over the last decade or so on theoretical science regarding subsidence attempting to predict it. Perhaps a revision to include a pragmatic element on cost would be useful.

I encourage the Board to look to practical, physical science as a more affordable, accurate and useful way to bring the best science to bear in this area.

In particular, physical measurements of elevations and early identification of subsidence coupled with clear District Rules on actions to take will deliver effective subsidence mitigation at a lower cost to the rate payers. Immediate intervention is necessary to curtail production of nearby wells where subsidence is exceeding the annualized DFC for subsidence of 1 additional foot between 2009 and 2080.

While subsidence is not yet wide spread in the county it is evident. The final report titled ***Identification of the Vulnerability of the Major and Minor Aquifers of Texas to Subsidence with Regard to Groundwater Pumping*** of 21 March 2017 indicates that

our aquifers, collectively known as the Gulf Coast Aquifer System, are at the very highest risk for future subsidence.

We need to be vigilant yet pragmatic in identifying and mitigating subsidence. Continued multi-million dollar expenditures on theoretical forecasting, while interesting, is not cost effective and does not deliver better results than expanding physical observations might. This is particularly true as technology advances have and will continue to provide low cost, remote sensing capabilities.

Aquifer Storage and Recovery

The LSGCD and GMA 14 continue to ignore the potential Aquifer Storage and Recovery (ASR) has to extend the life of our aquifers.

ASR cannot start too soon. As water is withdrawn from confined aquifers, more overburden pressure is borne by the rock structure. At a certain point, this transfer of stress is not reversible (see Terzaghi [1925]). The result is continuously decreasing storage capacity in the aquifer.

Montgomery County has assets available that not all counties do. In particular, access to Lake Conroe and Lake Livingston provide for the availability of impounded water that is well suited to be source water for an ASR program. Not having to build those structures provides a much more economical start point for the county and really the entire Groundwater Management Area.

Focusing solely on storm water, the San Jacinto watershed receives an average of 40-50 inches of rainfall per year. The Trinity River Basin receives about the same. A very conservative estimate of storm water availability would exceed 250,000 acre-feet annually.

This water cannot be stored so most of it goes downstream and into the Gulf. While we like to think surface water is renewable it is only renewable to the extent it can be captured and utilized.

The Region H Water Plan of 2021 counts on groundwater availability at about 1 million acre-feet annually. Capture and storage of storm water from available dams would replace roughly 25% of that consumption annually. The gap between water availability and needs rises from 150k acre-feet in 2020 to nearly 900k acre-feet in 2070. We cannot start this activity soon enough.

ASR brings our best opportunity for truly turning groundwater from a declining resource to a renewable one.

Better yet, injecting storm water will significantly mitigate flooding, achieving something the SJRA has not been able to do in nearly a century. There may well be state and federal funding available to support this work.

Let’s get busy on this.

Summary

Stewardship requires a much higher duty of care than simple administration or management of public assets. Decision making must be biased toward protection of the asset.

So, consider time spent on vision, mission, values and principles time well spent to provide a strong foundation for a strategic framework and improved decision making.

Consider getting inputs from world class geo-science companies that are on the leading edge of technology to identify cost-effective means to achieve our goals. Using the best effective science is a moving target.

Consider taking the reins on ASR given that nobody else in the region is doing so. Our best hope for this should reside with the LSGCD given it requires more subsurface knowledge than other water agencies have.

Request

I encourage the Board to not take action today. Instead, take some time to reflect on this and other input from the public today and consider whether further adjustments to the Management Plan might be in the public's interest.

Thanks for the opportunity to be heard.

Joseph A. Higgs
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Outlook

Fw: LSGCD Groundwater Management Plan- 2025 Proposed Draft

From Tiffany White <twhite@lonestargcd.org>
Date Wed 2/26/2025 10:04 AM
To Britny Anderson <banderson@lonestargcd.org>

Tiffany White
Director of Operations

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From: Claude Humbert
Sent: Tuesday, February 25, 2025 6:22 PM
To: Tiffany White; Sarah Kouba
Subject: LSGCD Groundwater Management Plan- 2025 Proposed Draft

Hello Tiffany and Sarah,

In preparation of the public hearing scheduled for next week, regarding the adoption of the revised Groundwater Management Plan for the Lone Star GCD, I would like to make the following comments:

- Para. 10.1: Efficient Use of Groundwater: As monitoring of the well network will be done at least once every calendar year, wouldn't it be expected to have the corresponding analysis presented to the Board of Directors once year in lieu of "at least once every three years"?
- Para. 10.3: The previous edition of the Management Plan (2023) refers to a network of 8 subsidence monitoring stations and to the Harris-Galveston Subsidence District. The proposed revision eliminates the reference to the HGSD and mentions a network of subsidence "monitor" stations that shall be monitored and maintained by the District. Can you elaborate on the actual plan as, I presume, the previously mentioned 8 stations were not maintained by the District?
- Para. 10.6: Even though the same statement is present in the current Management Plan, I am surprised that we could say "The aquifers within the District are substantially resistant to depletion of storage during drought conditions". Can you comment on that?

- Para.11: Can you add the 2022 data for Water use in Montgomery County as published in the TWDB Water Use Survey Database?

Thanks in advance for your consideration of the above comments. I am looking forward to attending the presentation and discussion of the proposed updated version of the Groundwater Management Plan.

Sincerely,

Claude Humbert President
Spring Creek Utility District

Spring Creek
UTILITY DISTRICT