LONE STAR
GROUNDWATER CONSERVATION DISTRICT

DECEMBER 10, 2024

MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District ("District") met in regular session, open to the public and held in person in the Lone Star GCD – James B. "Jim" Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on December 10, 2024.

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
Samantha Branham	Permitting Manager
Stacey Reese	District Counsel
James Beach	District Technical Consultant
Mike Keester	District Technical Consultant
Chris Drabek	District Technical Consultant
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 Traylor 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 23 applications listed. Applications numbered 1-17 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 - 17.

Ms. Kouba provided an overview of application number 1 – Crystal Springs Water (White Rock Acres). 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 – Crystal Springs Water (Waukegan Way). 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 – Crystal Springs Water (Tower Woods). 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 – Crystal Sprins Water (Country West/Western Hills). 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 5 – Clary Holdings, 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 6 – CPF Living Communities II – Woodhaven 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 7 – Jenny Sue's Pet Grooming. 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 8 – D R Horton Texas LTD (Future MUD #199). 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 9 – Montgomery County MUD #24. 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 10 – Chambers Telge, 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 11 – The Carriage House. 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 12 – KSW Holdings, L.P. (Big Sky Barn). 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 13 – Jerry Gregurek. 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 14 – Hope's Path. 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 15 – Mena Francios (Old Humble Pipeline). 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 16 – Timber Solutions. 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 17 – Pine Forest Ventures, LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Vice-President Traylor moved to approve that which is requested for applications 1 - 17. Director Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 18 – Montgomery County MUD #172. 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.

Ms. Kouba provided an overview of application numbered 19 – Shea Homes Houston, LLC (Wildtree Water Supply). 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.

Ms. Kouba provided an overview of application numbered 20 – Montgomery County MUD #144. 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.

Ms. Kouba provided an overview of application numbered 21 – Montgomery County MUD #150. Due to a request for spacing exception from adjacent property boundaries as determined under District Rule 3.2. 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 22 – Andy Gomez. Due to a request for spacing exception from adjacent property boundaries as determined under District Rule 3.2. Ms. Kouba requested the Board's consideration of the exempt well. A Hydrogeological Report was not required due to District Rule 3.4 which allows exempt wells to request a spacing exception without submitting a hydrogeological report.

Ms. Kouba provided an overview of application numbered 23 – Wendy Herrera. Due to a request for spacing exception from adjacent property boundaries as determined under District Rule 3.2. Ms. Kouba requested the Board's consideration of the exempt well. A Hydrogeological Report was not required due to District Rule 3.4 which allows exempt wells to request a spacing exception without submitting a hydrogeological report.

Director Earnest moved to approve that which is requested for applications numbered 18 - 23. Vice-President Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Vice-President 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 6:31 pm.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF JANUARY 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
December 10, 2024
MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District ("District") met in regular session, open to the public and held in person in the Lone Star GCD – James B. "Jim" Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on December 10, 2024.

1. CALL TO ORDER:

The meeting was called to order at 6:13PM

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
Stacey Reese	District Counsel
James Beach	District Technical Consultant
Mike Keester	District Technical Consultant
Chris Drabek	District Technical Consultant
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:

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. No public comments were received during the meeting.

For Item 4 and Item 5, there will be no executive session in this meeting.

AGENDA ITEMS 7 AND 8 MOVED FROM THE SPECIAL MEETING OF BOARD OF DIRECTORS:

7. DISCUSS CONSIDER, AND TAKE ACTION AS NECESSARY CONCERNING ELECTION OF OFFICERS:

The following positions were nominated and approved:

Name:	Title:
Kenneth Earnest	Treasurer
Janice Thigpen	Secretary
Jon Paul Bouché	Vice-President
Jim Spigener	President

8. DISCUSS CONSIDER, AND POSSIBLE ACTION TO REVIEW AND/OR FORM BOARD COMMITTEES AND APPOINTMENT OF COMMITTEE CHAIRS:

Stacey Reese informed the Board under the bylaws the President can assign Directors to committees and that Board action is not required.
President Spigener stated that all seats will stay the same. The only change will be newly elected Director Wertz, who will be joining the DFC Committee and the Rules Committee upon completion of the onboarding process.
President Spigener will address the details of the committee chair for the Budget and Finance Committee at the next Board of Directors meeting.

6. APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes for approval on the agenda. Without further discussion, Vice-President Bouche 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:

- November 12, 2024, Public Hearing on Permit and Permit Amendment Applications
- November 12, 2024, Regular Meeting of the Board of Directors
- November 19, 2024, Special Meeting of the Board of Directors

7: COMMITTEE REPORTS:

A. Executive Committee

1) President Spigener did not have any updates for the Board at this time.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
Director Thigpen reported that the Budget Committee met on December 3rd, 2024, to discuss the proposed 2025 budget. The meeting included a review of the current year budget and determined the budget is on track of where it needs to be and the District actually came below the budget in some areas.

2) Review of unaudited financials for the month of November 2024
Ms. Kouba presented the financial review for November 2024

3) Discuss, consider and possible action on Resolution #24-008 re-establishing administrative fee schedule.
Ms. Kouba had no recommended revisions to the 2024 fee schedule and is bringing the 2025 fee schedule to the board as is for review and consideration by the board.
President Spigener called for a motion approving Resolution #24-008 re-establishing the administrative fee schedule. Director Traylor motioned to approve, and Secretary Thigpen seconded the motion. The motion to approve carried.

4) Discuss, consider and possible action on Resolution #24-009 adopting FY 2025 Operating and Capital Outlay Budget.
Ms. Kouba provided a revised 2025 budget for review and consideration by the board. President Spigener called for a motion to accept and approve the Resolution #24-009 adopting FY 2025 Operating and Capital Outlay Budget. Director Traylor motioned to approve, and Secretary Thigpen seconded the motion. The motion to approve carried.

C. External Affairs Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener reported the committee has met weekly regarding improvements on external communication strategies.

Also provided was a summary on the outside events the Committee has attended. These included a mayor meeting, GMA 14 meeting and chamber events.

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. The lab analysis for 1D consolidation and vertical permeability testing are completed along with stress path testing and additional pertinent testing. The lab team will likely not provide their formal report until all labs have been completed. Texas A&M University is working through the last samples in the lower Jasper Aquifer. The formulas for use in the modeling are currently being updated by our technical consultants utilizing what data has been completed. The technical consultants are working toward an explanatory report that will be public once published.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
Mike Keester stated that there were no updates at this time.

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 confirmed the date has been set for February 6th to be hosted at the LSGCD office. The anticipated time has not been set yet. It was also stated that attendance and participation is encouraged during this joint planning cycle 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
Ms. Kouba reported the District is sharpening rule revisions. There are no additional updates at this time.

8. DISCUSS, CONSIDER, AND POSSIBLE ACTION AS NECESSARY REGARDING YEAR-END PROFESSIONAL SERVICES REVIEW.

Ms. Kouba stated there are no changes in the contract terms. President Spigener made a motion to approve the renewal of the consultant contracts. Director Earnest seconded the motion. The motion to approve was carried.

9. 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.

10. GENERAL COUNSEL'S REPORT:

Ms. Reese had no updates for the board at this time.

11. NEW BUSINESS:

No new business

12. 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 7:02 PM.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF JANUARY 2025.

Janice Thigpen, Board Secretary