LONE STAR
GROUNDWATER CONSERVATION DISTRICT

MARCH 4, 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 March 4, 2025.

1. CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 4:20 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
Jon Paul Bouché
Janice Thigpen
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
Iris Mendoza	Administrative Assistant
Stacey Reese	District Counsel (Virtual)
James Beach	District Technical Consultant (Virtual)
Mike Keester	District Technical Consultant (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

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

3. PRAYER AND PLEDGES OF ALLEGIANCE:

The prayer and pledges were done during the Groundwater Management Plan Hearing.

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 applications listed. Applications numbered 1-5 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 are requested for applications 1 -5.

Ms. Kouba provided an overview of application number 1 – Hydrotex, LLC (Spring Villas Water System). 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 –JHDTLC, 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 3 –Friendswood Development Company, LLC (Faulkner). 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 – Friendswood Development Company, LLC (Faulkner). 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– 10FSS 26526 Hufsmith Conroe Rd., Magnolia TX LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

President Spigener called for a motion to approve. Vice-President Bouché moved to approve that which is requested for applications 1 - 5. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 6 – Maria Delapaz Zavala. 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 according to District Rules.

Ms. Kouba provided an overview of application numbered 7 –Leslie & Wesley Miller. 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 according to District rules.

Treasurer Earnest moved to approve that which is requested for applications 6 & 7. Vice-President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Secretary Thigpen moved to adjourn the March 4th, 2025, Public Hearing on Permit Applications and Treasurer Earnest seconded the motion. The meeting was adjourned at 4:25 pm.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF APRIL 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
MARCH 4, 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 March 4, 2025.

1. CALL TO ORDER:

The meeting was called to order at 4:25PM

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Kenneth Earnest
John Wertz

Also present:

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

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

3. PUBLIC COMMENTS:

No public comments were received.

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

6. APPROVAL OF THE MINUTES:

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

- February 11, 2025, Public Hearing on Permit and Permit Amendment Applications
- February 11, 2025 Regular Meeting of the Board of Directors

7: COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
President Spigener reported the Executive Committee has not met.

2) Discuss, consider and possible action regarding approving resolution to change the time of regular board meetings
President Spigener made a motion to table Agenda Item 7A-2: Discuss, consider and possible action regarding approving resolution to change the time of regular board meetings until Director Traylor and Director Prykryl are present for a vote. Vice-President seconded the motion. President Spigener called for a voice vote. Motion passed.

B. Budget & Finance Committee

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

2) Review of unaudited financials for the month of February 2025
Ms. Kouba presented the financial review for February 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 has been meeting regularly to discuss communications for the District including meeting February 18th. President Spigener, Secretary Thigpen and Ms. Kouba attended Texas Water Day at the Capitol. Ms. Kouba gave a brief overview of events and topics at the Capitol.

2) Discuss, consider and take possible action regarding approving the Annual Report for 2023.
Ms. Kouba briefly discussed what is included in the Annual Report. President Spigener called for a motion to approve the Annual Report. Vice-President Bouche moved to approve. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Treasurer Earnest reported that the DFC Committee continue to meet weekly. He updated the Board on the Phase III Subsidence Study, site 1, which completed the field coring project and raw data from the labs having been rolled into the model as an improvement for the model update. He mentioned that the District technical consultants gave a presentation at the January Board meeting about the conclusions that can be drawn at this point. Also, additional higher pressure testing on cores in the lower Jasper are still being conducted by Texas A&M University. Treasurer Earnest mentioned that the committee met to discuss and review the public comments on the Management Plan update.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
The technical consultants did not have anything to add 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 updated the Board regarding the GMA 14 model modifications which were completed and have been approved for submittal to the Texas Water Development Board with the anticipated timeline set for the end of March by GMA 14. She gave highlights from the February 3rd GMA 14 Meeting which included termination of the Interlocal Agreement, implementation of an open agenda item for stakeholder input, a timeline for the development of the DFC's and redesignation of the Region H representative. Ms. Kouba mentioned the next four upcoming GMA 14 meeting dates being March 26th, April 30th, May 28th and June 25th. The March 26th meeting will be held in Angleton, Tx. President Spigener expressed gratitude to our Technical Consultants for their hard work.

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 met on February 26th and discussed the rule petition that was submitted, and that District staff is still working towards Rule revisions. Ms. Kouba mentioned the District is working internally on Rule revisions and continuing to sharpen processes and ensuring permit holders' compliance on current rules.

2) Discuss, consider and possible action on Petition for Rulemaking.
Ms. Reese discussed the rules petition received from Mr. Higgs that the Board was given and that because some of the suggestions were more stylistic and organizational there will be no recommendation for those types of changes to the rules. There were also legalistic concerns with some of the proposed rule changes which she summarized. Ms. Reese also summarized the remaining petition recommendations. President Spigener expressed appreciation to the petitioner for taking the time to send in his feedback. Ms. Kouba made clear that the stylistic and organizational recommendations will still be considered when we have the opportunity to make more changes to the rules in the future. President Spigener called for a motion to deny the Rules petition. Treasure Earnest moved to deny the petition. Director Wertz seconded. President Spigener called for a voice vote. The motion to deny the petition was passed.

8. GENERAL MANAGER'S REPORT:

Ms. Kouba gave an update regarding District priorities including continues preparations for the GMA 14 for this joint planning cycle, monitoring the IPP for the Region H Plan draft that will be submitted to the public in March, the model update Lone Star is completing for the GMA 14 submission, the coring study (subsidence study), the Management Plan update and completion of the 2023 Annual Report. She also advised the District is staying on top of the current legislative session in Austin, TX with regards to potential water bills that may impact Montgomery County. She also mentioned that the District is continuing progress on the software database development, the updated website, the draft rule development, sharpening of applications and processes, new staff training and development, conservation education, community involvement and marketing strategies. Ms. Kouba gave updates on weekly meetings including previously attended meetings as well as upcoming meetings and events. She also gave operation updates from our Field Inspection Report.

9. GENERAL COUNSEL'S REPORT:

Ms. Reese had no updates. She did briefly discuss some of the discussion regarding leaking pipes at Texas Water Day.

10. NEW BUSINESS:

No new business

11. ADJOURN:

There being no further business Secretary Thigpen moved to adjourn the meeting and Director Wertz seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 4:54 PM.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF APRIL 2025.

Janice Thigpen, Board Secretary