CONFIDENTIAL

Board Meeting

April 8, 2025

LSGCD

DOC# 25-0627
POSTED
04/04/2025 10:07AM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

To be held on Tuesday, April 8, 2025
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

NOTICE OF PUBLIC HEARING ON PERMIT AND PERMIT AMENDMENT APPLICATIONS

TUESDAY, APRIL 8, 2025, AT 6:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:30 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. TJC23CNS, LLC, for a proposed amendment to OP-23082401-CHEV, for an increase of 1,000,000 gallons not to exceed 3,000,000 gallons, for 1 well located at 12606 Hwy 105, Conroe, Industrial use, District Aquifer Chicot/Evangeline (CHEV); and

ii. Quadvest, LP. (Sweetwater Ridge),, for a proposed amendment to OP-22021101-CHEV, for proposed well to be located at 6418 Ranch Park Dr, Conroe, for an increase of 25,000,000 gallons not to exceed 46,000,000 gallons, for wells located at (a) proposed well at 6418 Ranch Park Dr, Conroe and (b) 15860 FM 1484, Conroe, Public Water Supply (PWS) and Irrigation, District Aquifer Chicot/Evangeline (CHEV), (Driller of Record: Johnstons Water Well Drilling); and

iii. Wiggins Investments Inc. dba Diamondback Rentals, for a proposed new operating permit OP-25031802-CHEV, not to exceed 130,000 gallons annually, for an existing well located at 12491 Crockett Martin Rd., Conroe, well is registered but not previously permitted with the District, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

iv. Firetower Properties, LLC, for a proposed new operating permit OP-25031902-CHEV, not to exceed 3,000,000 gallons annually, and for a proposed well to be drilled at 20244 FM 2090, Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC); and

v. Thousand Trails Lake Conroe, for a proposed new operating permit OP-25031901-JSPR, not to exceed 14,716,300 gallons, to be merged following approval with existing HUP-230A-JSPR in the amount of 2,300,000 gallons, not to exceed a combined allocation of 17,016,300 gallons annually, and to re-equip existing Jasper well located at 11720 Old Montgomery Rd., Willis, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR); and

vi. Lake South Water Supply, for a proposed amendment to OP-05112103B-JSPR, increase of 3,274,600 gallons annually, not to exceed 30,000,000 gallons, and re-equip Jasper well at (a) 36 McCaleb Rd., Montgomery and (b) 36 McCaleb Rd., Montgomery, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR); and

vii. April Sound Country Club, for a proposed new operating permit OP-24103001-CHEV, not to exceed 54,446,680 gallons annually, and for 2 proposed wells to be drilled at a) 1000 April Sound Blvd., Montgomery, (b) 1000 April Sound Blvd., Montgomery, Irrigation Use, District Aquifer: Chicot/Evangeline (CHEV),(Driller of record: Bluebonnet Water Wells, LLC); and

viii. Montgomery County MUD #152C, for a proposed amendment to OP-21120801-CHEV, for an increase of 233,352,000 gallons, not to exceed 236,352,000 gallons annually, for well located at 5199 Lexington Blvd., The Woodlands, Hydrogeological Report submitted with application, Public Water Supply (PWS) & Irrigation use, District Aquifer: Jasper (JSPR).

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 April 4, 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# 25-0584
POSTED
07/27/2025 04:00PM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

LONE STAR GROUNDWATER CONSERVATION DISTRICT
NOTICE OF HEARINGS
4/8/2025

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 April 8, 2025 at 6:00 p.m., at the District's office located at 655 Conroe Park North Dr., Conroe, TX 77303.

NOTICE is hereby specifically given to:

1. TJC23CNS, LLC, for a proposed amendment to OP-23082401-CHEV, for an increase of 1,000,000 gallons not to exceed 3,000,000 gallons, for 1 well located at 12606 Hwy 105, Conroe, Industrial use, District Aquifer Chicot/Evangeline (CHEV); and

2. Quadvest, LP. (Sweetwater Ridge), for a proposed amendment to OP-22021101-CHEV, for proposed well to be drilled at 6418 Ranch Park Dr, Conroe, for an increase of 25,000,000 gallons not to exceed 46,000,000 gallons, for wells located at (a) proposed well at 6418 Ranch Park Dr., Conroe and (b) 15860 FM 1484, Conroe, Public Water Supply (PWS) and Irrigation, District Aquifer Chicot/Evangeline (CHEV), (Driller of Record: Johnstons Water Well Drilling); and

3. Wiggins Investments Inc. dba Diamondback Rentals, for a proposed new operating permit OP-25031802-CHEV, not to exceed 130,000 gallons annually, for an existing well located at 12491 Crockett Martin Rd., Conroe, well is registered but not previously permitted with the District, Commercial use, District Aquifer: Chicot/Evangeline (CHEV); and

4. Firetower Properties, LLC, for a proposed new operating permit OP-25031902-CHEV, not to exceed 3,000,000 gallons annually, and for a proposed well to be drilled at 20244 FM 2090, Conroe, Public Water Supply (PWS), District Aquifer: Chicot/Evangeline (CHEV), (Driller of record: Ballard Water Well Co., LLC); and

5. Thousand Trails Lake Conroe, for a proposed new operating permit OP-25031901-JSPR, not to exceed 14,716,300 gallons, to be merged following approval with existing HUP-230A-JSPR in the amount of 2,300,000 gallons, not to exceed a combined allocation of 17,016,300 gallons annually, and to re-equip existing Jasper well located at 11720 Old Montgomery Rd., Willis, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR); and

6. Lake South Water Supply, for a proposed amendment to OP-05112103B-JSPR, increase of 3,274,600 gallons annually, not to exceed 30,000,000 gallons, and re-equip Jasper well at (a) 36 McCaleb Rd., Montgomery and (b) 36 McCaleb Rd., Montgomery, Public Water Supply (PWS) use, District Aquifer: Jasper (JSPR); and

7. April Sound Country Club, for a proposed new operating permit OP-24103001-CHEV, not to exceed 54,446,680 gallons annually, and for 2 proposed wells to be drilled at a) 1000 April Sound Blvd., Montgomery, (b) 1000 April Sound Blvd., Montgomery, Irrigation Use, District Aquifer: Chicot/Evangeline (CHEV),(Driller of record: Bluebonnet Water Wells, LLC); and

8. Montgomery County MUD #152C, for a proposed amendment to OP-21120801-CHEV, for an increase of 233,352,000 gallons, not to exceed 236,352,000 gallons annually, for well located at 5199 Lexington Blvd., The Woodlands, Hydrogeological Report submitted with application, Public Water Supply (PWS) & Irrigation use, District Aquifer: Jasper (JSPR).

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)

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, APRIL 8, 2025, AT 6:00 P.M.
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

DOC# 25-0629
POSTED
04/04/2025 01:27PM
Rosio Munoz
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 5:45 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. March 4, 2025, Public Hearing on Adoption of Groundwater Management Plan
   B. March 4, 2025, Public Hearing on Permit and Permit Amendment Applications
   C. March 4, 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 March in 2025 – Sarah Kouba,

General Manager.

3) Review of 1st Quarter, 2025 Investment Report – 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.

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

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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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 April 4, 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

TJC23CNS, LLC

Attn: James Carter
102 N. Madison St.
Madisonville, TX 77864

Permit No. OP-23082401A-CHEV

Amend Operating Permit

Date of Hearing:	4/8/2025
Request:	1,000,000 gallons
GM Recommendation:	1,000,000 gallons
Water use:	Industrial
Location:	12606 Hwy 105, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 8, 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 to increase allocation by 1,000,000 gallons.
5. Applicant currently has an OP-23082401-CHEV in the amount of 2,000,000 gallons. Amount available pending approval of this application equals 3,000,000 gallons in the Chicot/Evangeline aquifer.
6. Applicant's reported pumpage for 2024 equals 184,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting an increase in allocation. Applicant uses this allocation in the production of ready mix concrete. District staff has reviewed the information submitted by the applicant. Staff recommends to the General Manager that she recommend the Board approve that which is requested.

Quadvest, LP. (Sweetwater Ridge)

Attn: Chris Oliver
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-22021101A-CHEV

Amend Operating Permit

Date of Hearing:	4/8/2025
Request :	25,000,000
GM Recommendation:	25,000,000
Water use:	Public Water Supply (PWS) and Irrigation
Location:	6418 Ranch Park Dr., Conroe
Well Registration:	2025022601
Depth (ft):	520.0
Diameter (in):	8.0

Information

1. **Amend permit** - add well to (Chicot/Evangeline) system and increase allocation. Permit Term: commencing April 8, 2025 in perpetuity (unless amended or revoked).

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

3. The permit application is administratively complete.

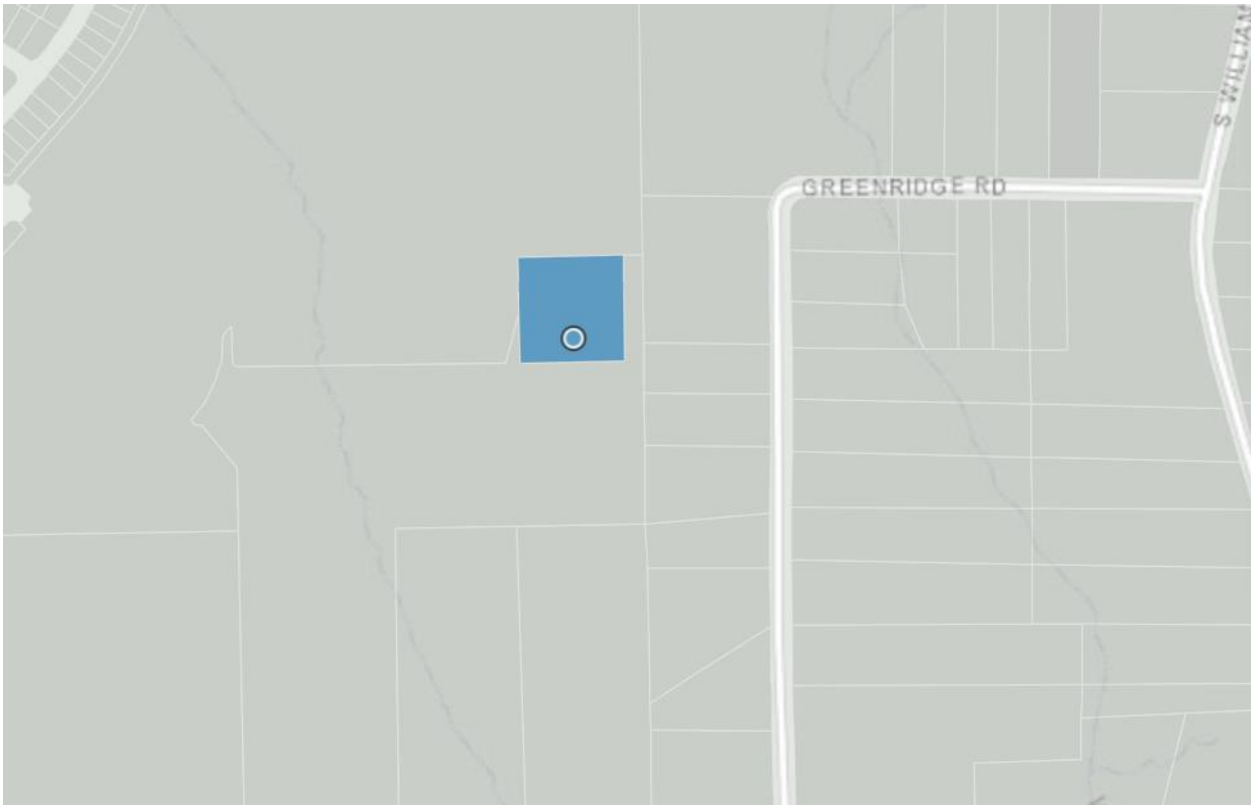
4. Applicant requests to increase allocation by 25,000,000 gallons.

5. Applicant currently has an OP-22021101-CHEV in the amount of 21,000,000 gallons. Amount available pending approval of this application equals 46,000,000 gallons.

6. **District Staff Technical Review and Recommendation:** Applicant is requesting an increase in allocation and requesting registration and authorization to drill 1 new Chicot/Evangeline well. Applicant serves a developing district with approximately 200 residential connections. Applicant request allocation to support the current and future demand. Applicant estimates a growth of 160 connections in the next 2 years, and 400 connections in the next 5 years. District staff has reviewed the information submitted by the applicant. Staff recommends to the General Manager that she recommend the Board approve that which is requested.

Quadvest, LP. (Sweetwater Ridge) OP-22021101A-CHEV

6418 Ranch Park Rd., Magnolia



Wiggins Investments Inc. dba Diamondback Rentals

Attn: Mike Wiggins
12491 Crockett Martin Rd
Conroe, TX 77306

Permit No. OP-25031802-CHEV

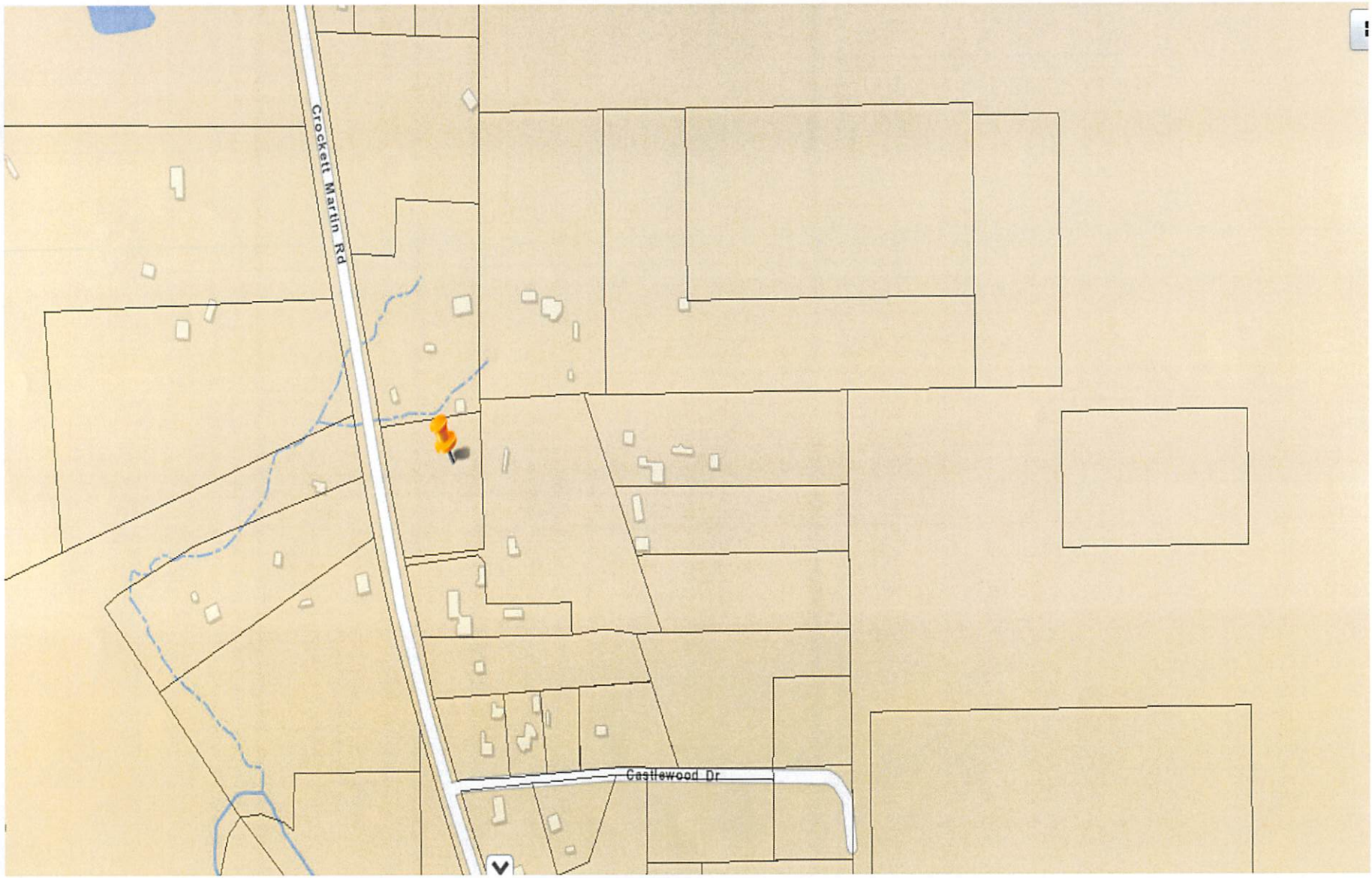
Operating Permit

Date of Hearing:	4/8/2025
Request:	130,000 gallons
GM Recommendation:	130,000 gallons
Water use:	Commercial
Location:	12491 Crockett Martin, Conroe
Well Registration:	2019080201
Depth (ft):	240.0
Diameter (in):	4.0

Information

1. **Existing Well** - Issue a new operating permit commencing April 8, 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 a small equipment rental company.
5. This is an existing well that was registered, but not permitted with the District. Well began beneficially using water in 2019.
6. Applicant requests 130,000 gallons for 2025 and annually thereafter.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting the issuance of OP-25031802-CHEV with an allocation of 130,000 gallons in the Chicot/Evangeline aquifer annually, to include an existing registered well, not previously permitted with the District. Applicant's existing well previously served a single-family residence and is currently being used as a small equipment rental facility. Applicant utilizes water for 4 employees and occasional wash down of the rental equipment. Staff recommends to the General Manager that she recommend the Board approve the permitting of the existing Chicot/Evangeline (CHEV) well and the requested allocation of 130,000 gallons annually for the Chicot/Evangeline (CHEV) annually.
8. Meter has already been properly installed.

Wiggins Investments Inc. dba Diamondback Rentals
OP-25031802-CHEV
Well Reg. 2019080201
12491 Crockett Martin Rd, Conroe



Firetower Properties, LLC

Attn: Amin Dhukani
7 Mirror Ridge Ct
The Woodlands, TX 77382

Permit No. OP-25031902-CHEV

Operating Permit

Date of Hearing:	4/8/2025
Request (MG):	3,000,000 gallons
GM Recommendation (MG):	3,000,000 gallons
Water use:	Public Supply (PWS)
Location:	20244 FM 2090, Conroe
Well Registration:	2025031901
Depth (ft):	265
Diameter (in):	5

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 April 8, 2025 in perpetuity (unless amended or revoked).

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

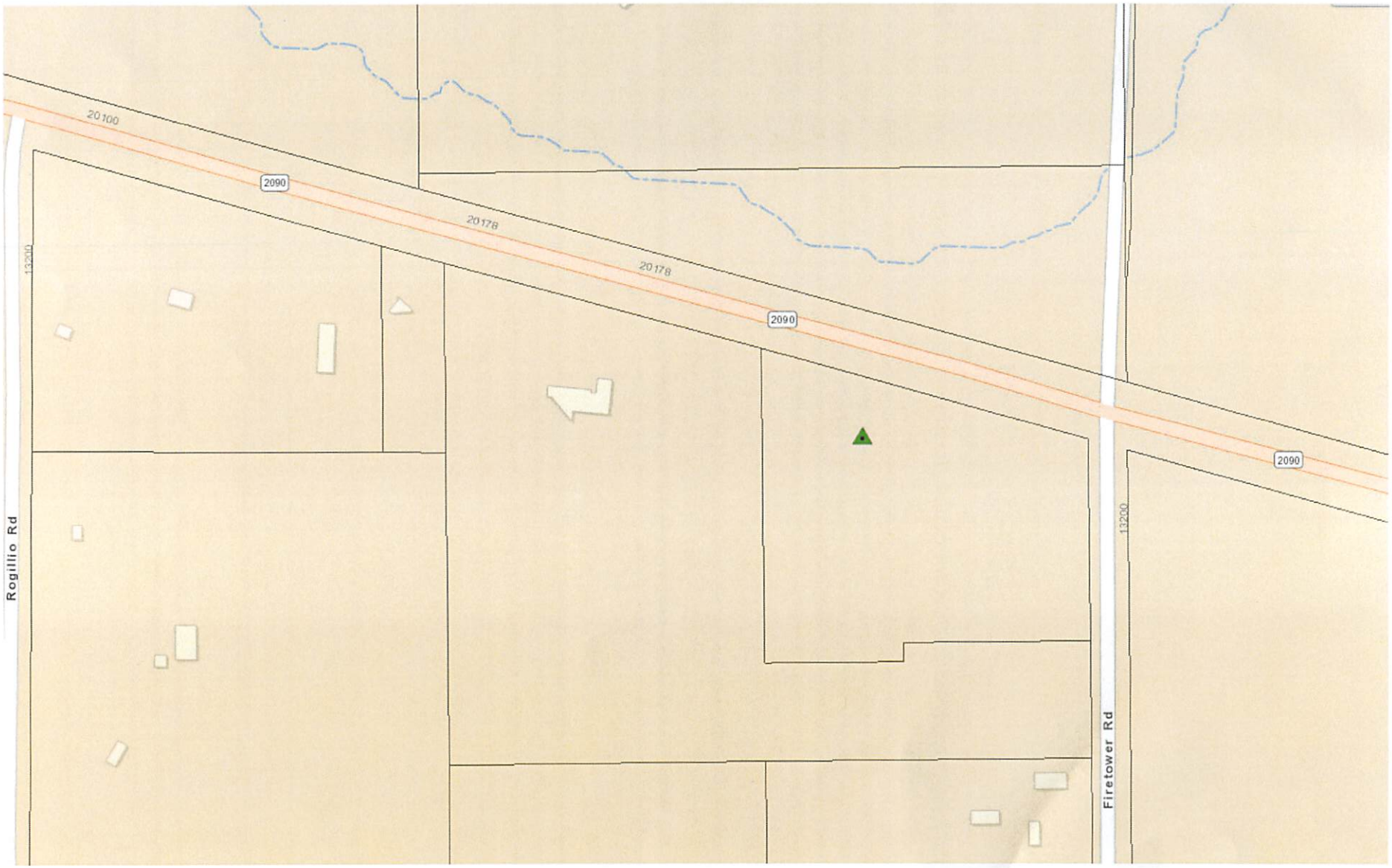
3. The permit application is administratively complete.

4. Applicant requests 3,000,000 gallons for 2025 and annually thereafter.

5. Applicant will provide water for a shopping center center consisting of 7 spaces, including a gas station/convenience store, other prospective businesses including a liquor store, pizza restaurant, doctor's office, donut shop and 2 unknown business types.

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 a shopping center. Applicant is also requesting an allocation of 3,000,000 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.

Firetower Properties, LLC
OP-25031902-CHEV
Well Reg 2025031901
20244 FM 2090, Conroe



Thousand Trails Lake Conroe

Attn: Business Administrator
Two N. Riverside Plaza, Suite 800
Chicago, IL 60606

Permit No. OP-25031901-JSPR

Operating Permit

Date of Hearing:	4/8/2025
Request:	14,716,300 gallons
GM Recommendation:	14,716,300 gallons
Water use:	Public Water Supply (PWS)
Location:	11720 Old Montgomery Rd., Willis
Well Registration:	2004072987
Depth (ft):	689.0
Diameter (in):	6.0

Information

1. New permit - Issue a new permit with an allocation and re-equipment: hp and max gpm of existing (Jasper) well. Permit Terms: commencing April 8, 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 a RV Park and residential area.

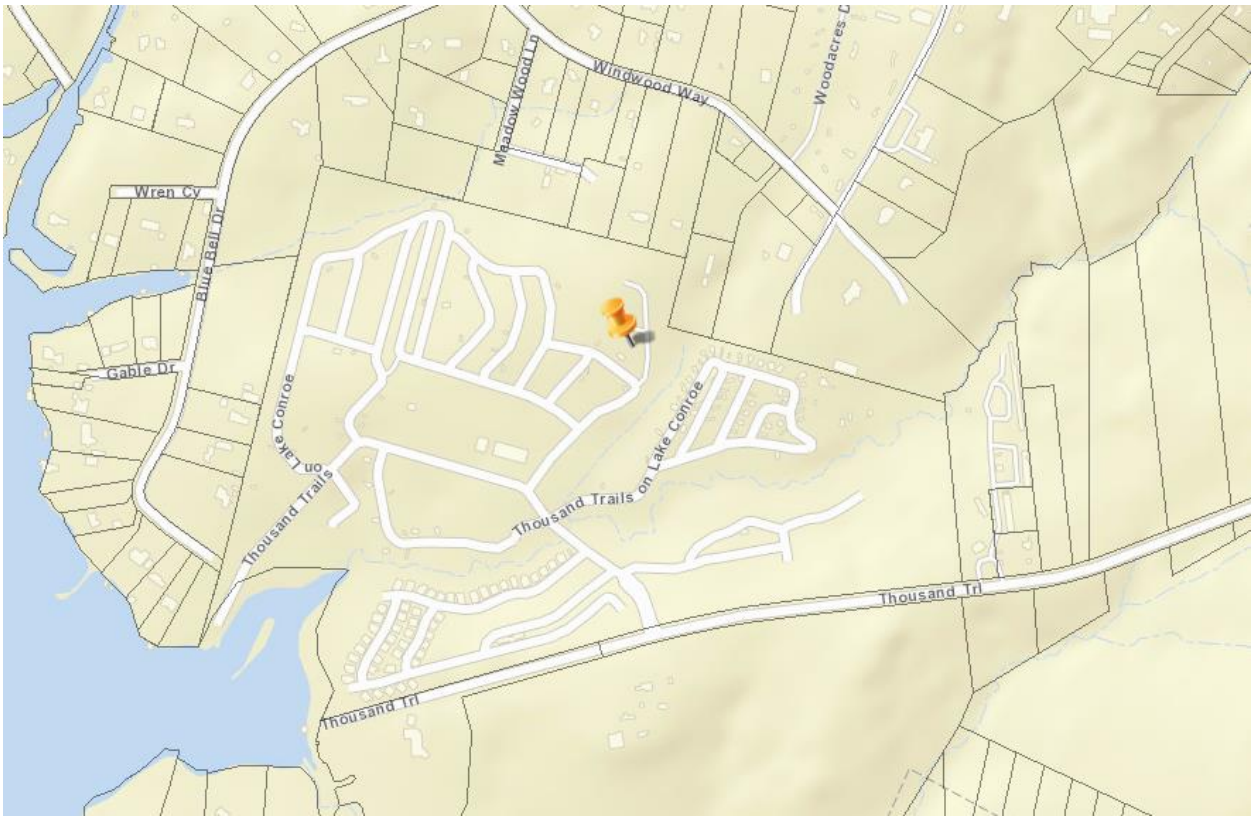
5. Applicant requests 14,716,300 gallons for 2025 and annually thereafter.

6. Applicant currently has an HUP230A-JSPR in the amount of 2,300,000 gallons. Amount available pending approval of this application equals 17,016,300 gallons.

7. **District Staff Technical Review and Recommendation:** Applicant states they will utilize the requested allocation for a new development area of 66 new single family dwellings, 122 new RV sites and 1 community bathhouse. Applicant is also receiving approx. 1,492,000 gallons monthly from the City of Conroe for their existing connections. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the registration and authorization to change permitted characteristics of the existing Jasper well and the requested allocation of 14,713,300 gallons for the Jasper annually.

Thousand Trails Lake Conroe (MCH TT, PP) OP-25031901-JSPR

11720 Old Montgomery Rd, Willis



Lake South Water Supply

Attn: Chris Kuhasz- President of Water Board
13921 Hwy 105 W. Box/Unit 368
Conroe, TX 77304

Permit No. OP-05112103C-JSPR

Amend Operating Permit

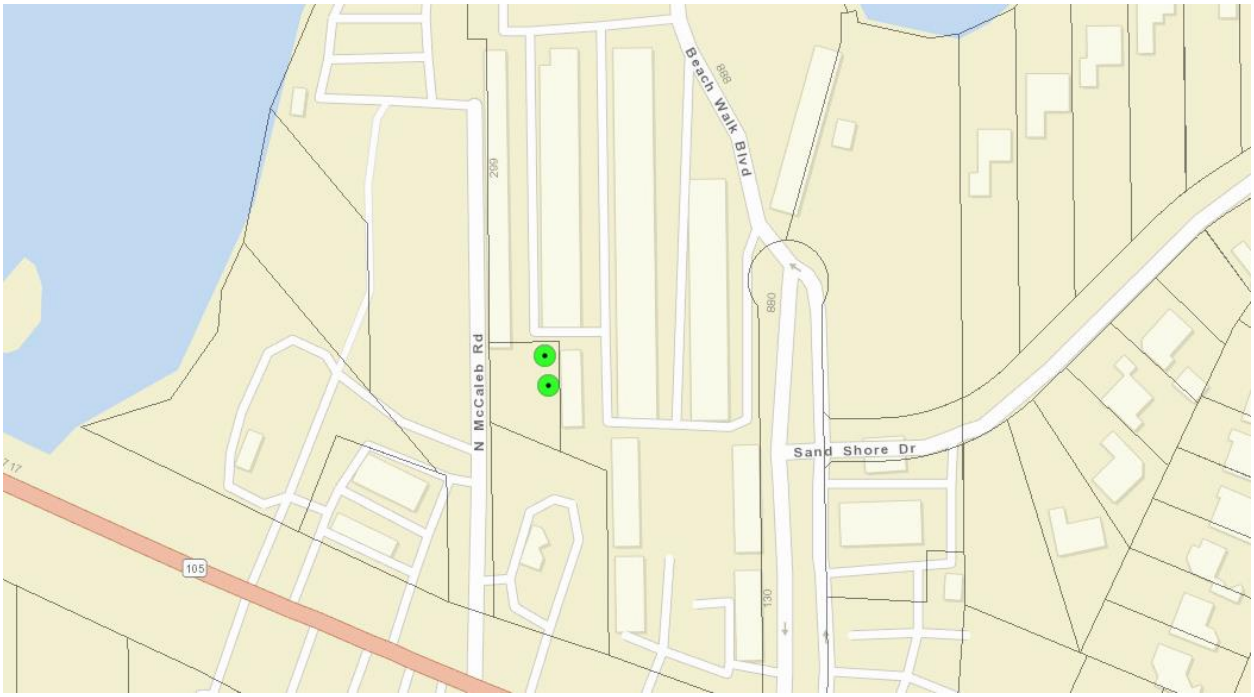
Date of Hearing:	4/8/2025	
Request:	3,274,600 gallons	
GM Recommendation:	3,274,600 gallons	
Water use:	Public Water Supply (PWS)	
Location:	36 McCaleb Rd, Montgomery	36 McCaleb Rd., Montgomery
Well Registration:	2004072341	2004072342
Depth (ft):	764.0	480.0
Diameter (in):	10.0	8.0

Information

1. **Amend permit** - increase allocation and re-equipment two Jasper wells: hp and max gpm. Permit Terms: commencing April 8, 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 to increase allocation by 3,274,600 gallons.
5. Applicant currently has an OP in the amount of 26,725,400 gallons. Amount available pending approval of this application equals 30,000,000 gallons.
6. Applicant's reported pumpage for 2025 equals 4,125,467 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant is requesting an increase in allocation and registration and authorization to change permitted characteristics of two wells in the Jasper aquifer. Applicant serves a developing district which is experiencing approx. 5.75% a year growth. District staff has reviewed the information supplied and recommended to the General Manager that she recommend the Board approve that which was requested.

Lake South Water Supply OP-05112103C-JSPR

36 McCaleb Rd., Montgomery



April Sound Country Club

Attn: Steve Vaughn
1000 April Sound Blvd
Montgomery, TX 77356

Permit No. OP-24103001-CHEV

Operating Permit

Date of Hearing:	4/8/2025	
Request:	54,446,680 gallons	
GM Recommendation:	54,446,680 gallons	
Water use:	Irrigation	
Location:	1000 April Sound Blvd, Montgomery	1000 April Sound Blvd, Montgomery
Well Registration:	2024103001	2024103002
Depth (ft):	400	400
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 (CHEV) aquifer. Permit Terms: commencing April 8, 2025 in perpetuity (unless amended or revoked).

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

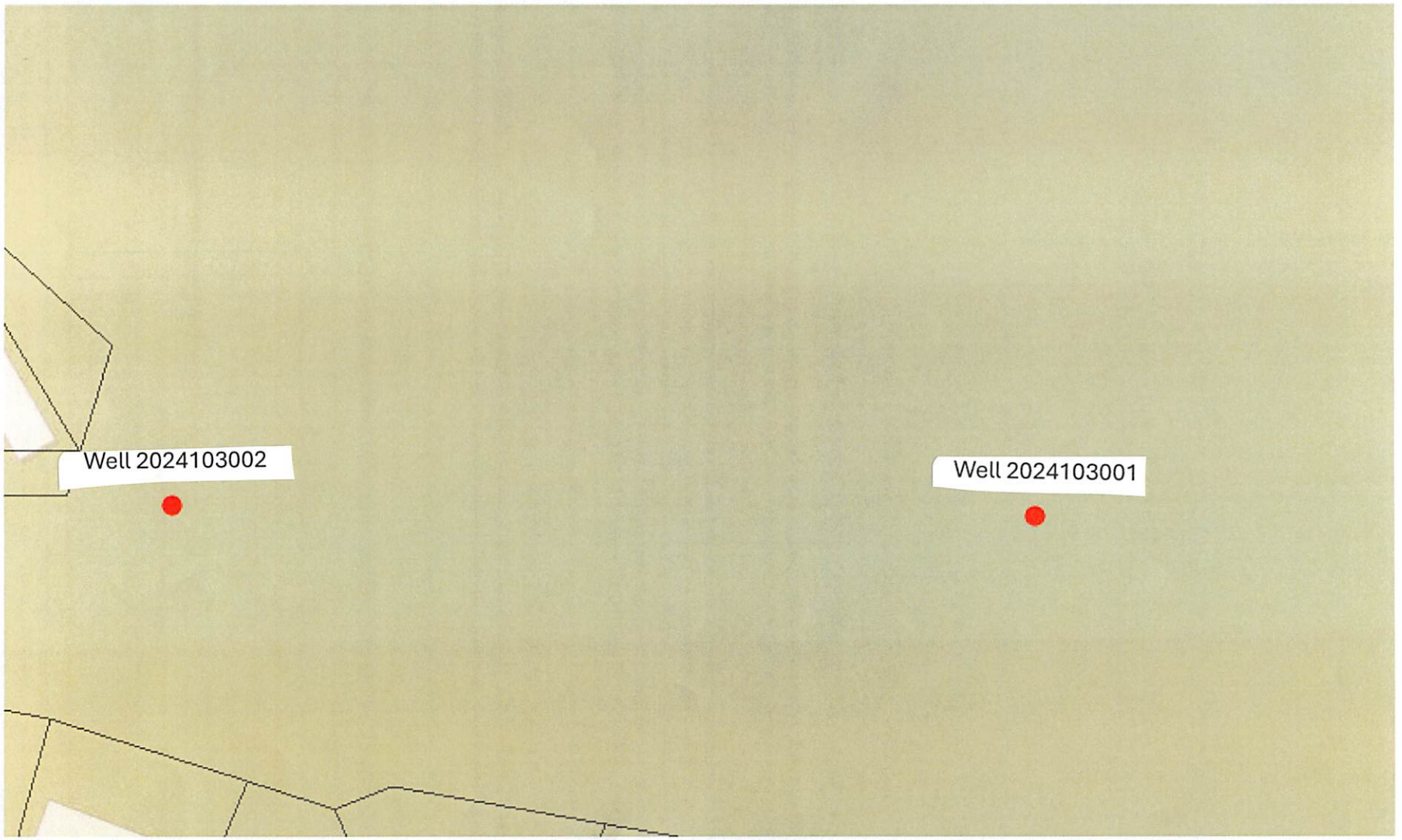
3. The permit application is administratively complete.

4. Applicant requests 54,446,680 gallons for 2025 and annually thereafter.

5. Applicant will provide water for irrigation purposes for pond fill of 2,526,480 square feet on a golf course.

6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of 2 new wells in the Chicot/Evangeline (CHEV) aquifer which will provide water for irrigation for a golf course. Applicant is also requesting an allocation of 54,446,680 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.

April Sound Country Club
OP-24103001-CHEV
Wells 2024103001; 2024103002
1000 April Sound Blvd, Montgomery



Montgomery County MUD #152C

Attn: Melissa Kapsen
406 W. Grand Parkway S., Ste. 260
Katy, TX 77494

Permit No. OP-21120801A-CHEV

Amend Operating Permit

Date of Hearing:	4/8/2025
Request:	233,352,000
GM Recommendation:	233,352,000
Water use:	Public Water Supply (PWS) & Irrigation
Location:	5199 Lexington Blvd., The Woodlands
Well Registration:	2021120802
Depth (ft):	1190.0
Diameter (in):	24.0

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 8, 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 to increase allocation by 233,352,000 gallons.
5. Applicant currently has OP-21120801-CHEV in the amount of 3,000,000 gallons. Amount available pending approval of this application equals 236,352,000 gallons.
6. Applicant's reported pumpage for 2025 equals 8,051,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the well being 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant is requesting additional allocation due to development and growth of the MUD District. Applicant currently has 279 Single Family connections, and 1 Commercial connection, with a projected 1,197 Single Family connections, 3 Commercial connections, and 66 acres of irrigation by 2030. District staff have reviewed the information supplied by the applicant.

AGS
Advanced Groundwater Solutions, LLC

Memorandum

TO: Ms. Sarah Kouba and Ms. Samantha Branham

Lone Star Groundwater Conservation District

FROM: Mr. Christopher Drabek, P.G. and Mr. James Beach, P.G.

SUBJECT: Montgomery County MUD 152 Allocation Increase Hydrogeological Report Review

DATE: March 11, 2025

Executive Summary

AGS concludes that the modeling parameters and results are reasonable and that the submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

Introduction

On behalf of the Lone Star Groundwater Conservation District (LSGCD), Advanced Groundwater Solutions, LLC (AGS) has reviewed the Hydrogeological Report prepared by Wet Rock Groundwater Services, LLC (WRGS) dated December 19, 2024 in support of an application to amend an operating permit for Montgomery County MUD 152 (MCMUD 152) by increasing the total annual production from 3,000,000 (9 acre-feet) to 236,352,000 gallons (725 acre-feet).

AGS has evaluated the modeling approach, assumptions, and results discussed presented in the Hydrogeological Report.

Montgomery County MUD 152 Water System Well

MCMUD 152 has one well that screens sands of the Evangeline Aquifer with a maximum instantaneous pumping rate of 1,200 gallons per minute (gpm). Table 3 from the WRGS Hydrogeological Report shows that MCMUD 152 Well 1 (LSGCD Well ID: 2021120802) is constructed with a screened interval of about 865 to 1,170 feet below ground level (bgl). Figure 4 from the WRGS Hydrogeological Report shows Well 1 screening the depth interval of about 865 to 1,070 feet bgl. The State of Texas Well Report for MCMUD 152 Well 1 (Tracking #631650) confirms a well screened interval of about 865 to 1,170 feet bgl.

Impact Analysis

WRGS used a groundwater model constructed in Aqtesolv to estimate projected pumping impacts of the proposed allocation increase. MCMUD 152 Well 1 was simulated at a pumping rate of 1,200 gpm for the 24-hour and maximum production scenario. The length of the WRGS maximum

production scenario is 136.8 days, which is based on an allocation of 236,352,000 gallons and a well production rate of 1,200 gpm.

Aquifer Parameters

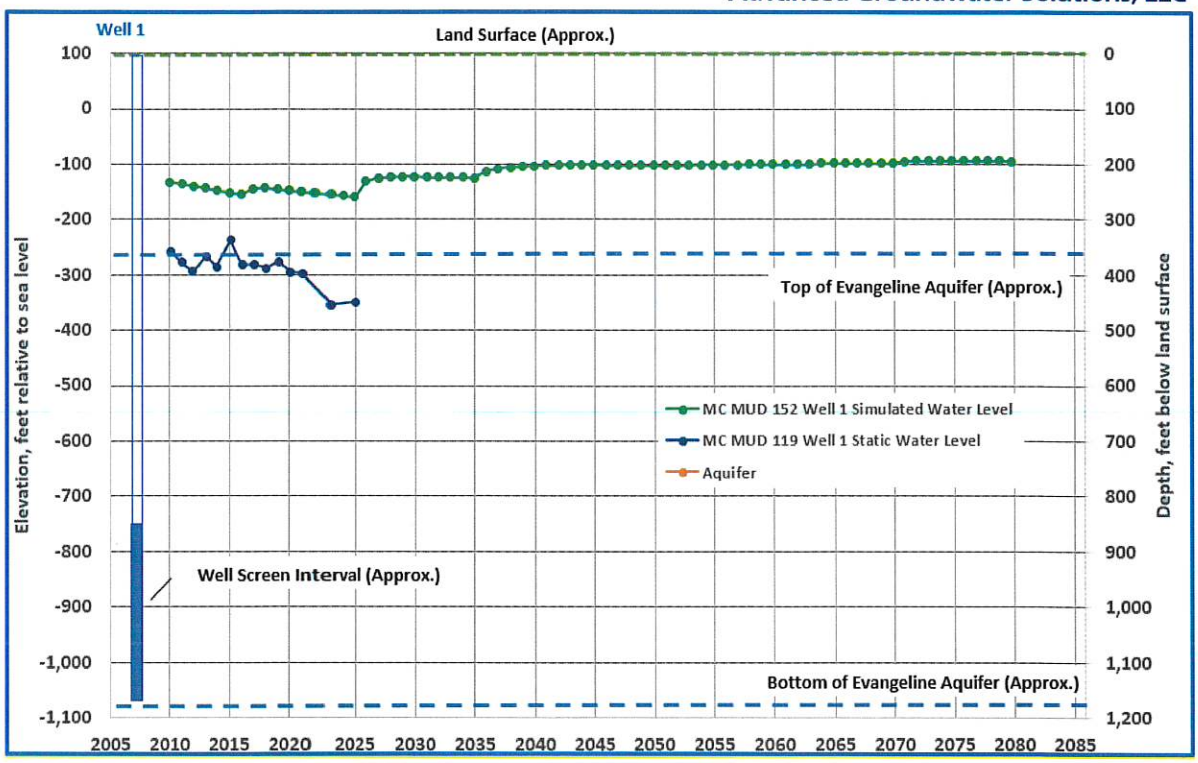
WRGS used a transmissivity value based on well testing data of about 2,528 feet squared per day (ft2/day) (18,909 gallons per day per foot (gpd/ft)) and a storage value of 0.00036. The 2012 Houston Area Groundwater Model (HAGM) includes a transmissivity value of 7,331 gpd/ft (HAGM Row 54, Column 116) and a storage value of 0.00036 at the Well 1 location in the Evangeline Aquifer (Layer 2) model grid cell. The transmissivity value used by WRGS in the Hydrogeological Report simulations is reasonable for a properly constructed and thoroughly developed well completed in the Evangeline Aquifer in this area.

Simulation Verification

AGS utilized a Theis drawdown solution to verify the proposed well and water system well impact analysis results provided by WRGS.

Estimated Long-term Impacts at Montgomery County MUD 152 Well 1 Based on the GMA 14 2021 DFC Run

As a way of evaluating potential long-term estimated water level decline near the proposed well, AGS plotted the simulated water level decline at the existing well location based on results from the 2021 Groundwater Management Area (GMA) 14 Desired Future Conditions (DFC) water level estimates for the Evangeline Aquifer. The detailed assumptions for the DFC simulation can be found in the GMA 14 Explanatory Report (GMA 14 and Oliver, 2022) and documentation of the TWDB MAG run can be found in GAM Run 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14 (Wade, 2022). The simulated water level shown on Figure 1 is from the TWDB approved DFC run for the model gridblock containing the well and associated proposed allocation increase. The DFC run includes simulated pumping estimates in GMA 14 used by the TWDB to estimate the Modeled Available Groundwater (MAG). The MCMUD 152 allocation of 236,352,000 gallons is not included in the approved DFC run. This figure is included to provide perspective regarding simulated and actual water levels and available drawdown in the vicinity of the proposed wells and should not be considered as a statement or projection of Desired Future Conditions for LSGCD or GMA 14.



Simulated Water Level Change near Montgomery County MUD 152 Well 1 based on GAM Run 21-019 MAG.

The graph illustrates the relationship between the land surface, estimated static water levels through time, approximate well screened interval, and estimates of the extent of the Evangeline Aquifer in the general vicinity of Well 1. Available drawdown in the Evangeline Aquifer well will generally recover and then stabilize based on GAM Run 21-019 MAG.

A static water level of about 449 feet below land surface was measured by the United States Geological Survey at a Montgomery County MUD 119 Well 1 (60-61-309) completed in the Evangeline Aquifer on February 3, 2025. This well screens the Evangeline Aquifer in the depth interval of about 898 to 1,046 feet and is located about 2.3-miles southwest of Well 1.

Conclusions

The modeling approach, assumptions, and results discussed in the MCMUD 152 Allocation Increase Hydrogeological Report appear to be reasonable. The submitted Hydrogeological Report addresses the requirements defined by the Hydrogeological Report Guidelines.

References

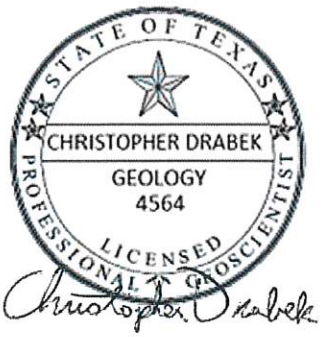
Groundwater Conservation Districts in Groundwater Management Area 14 (GMA 14), and Oliver, W., 2022, INTERA Inc., 2022, Desired Future Conditions Explanatory Report (Groundwater Management Area 14), March 2022, 98+ p.

Kasmarek, M.C., 2012, Hydrogeology and simulation of groundwater flow and land-surface subsidence in the northern part of the Gulf Coast aquifer system, Texas, 1891–2009 (ver. 1.1, December 2013): U.S. Geological Survey Scientific Investigations Report 2012–5154, 55 p.

Wade, S., 2022, GAM RUN 21-019 MAG: Modeled Available Groundwater for the Aquifers in Groundwater Management Area 14, 30 p.

United States Geological Survey, 2025, Groundwater Levels for Texas, https://nwis.waterdata.usgs.gov/tx/nwis/gwlevels

Geoscientist's Seal:



The seal appearing on this document was authorized by Christopher Drabek, P.G. 4564 on 3/11/2025.
Advanced Groundwater Solutions, LLC (TBPG Firm Registration No. 50639)

Outlook

Montgomery County MUD No. 94 - Resolution

From Kris Eddlemon <keddlemon@sphllp.com>
Date Wed 3/5/2025 8:01 AM
To brandon.creighton@senate.texas.gov <brandon.creighton@senate.texas.gov>; steve.toth@house.texas.gov <steve.toth@house.texas.gov>; will.metcalf@house.texas.gov <will.metcalf@house.texas.gov>; Cecil.Bell@house.texas.gov <Cecil.Bell@house.texas.gov>; janis.holt@house.texas.gov <janis.holt@house.texas.gov>; Info <info@lonestargcd.org>
Cc Creston Minter <creston.minter@h2oinnovation.com>

1 attachment (100 KB)

Resolution Requesting Consideration of Measures to Effectuate a Requirement for the Quarterly Reporting of Water Well Data to the Lone Star Groundwater Conserv.pdf;

Good morning,

The attached Resolution Requesting Consideration of Measures to Effectuate a Requirement for the Quarterly Reporting of Water Well Data to the Lone Star Groundwater Conservation District was adopted by the Board of Directors of Montgomery County Municipal Utility District No. 94 on March 4, 2025.

Thank you.

Kris Eddlemon
Paralegal

SCHWARTZ PAGE & HARDING

1300 Post Oak Boulevard, Suite 2400
Houston, Texas 77056
713.623.4531 (phone)
713.623.6143 (fax)
keddlemon@sphllp.com

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RESOLUTION REQUESTING CONSIDERATION OF MEASURES TO EFFECTUATE A REQUIREMENT FOR THE QUARTERLY REPORTING OF WATER WELL DATA TO THE LONE STAR GROUNDWATER CONSERVATION DISTRICT

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §
§
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94 §

WHEREAS, Montgomery County Municipal Utility District No. 94 (the "District') is a political subdivision of the State of Texas created and operating pursuant to Chapters 49 and 54 of the Texas Water Code, as amended; and

WHEREAS, the Board of Directors (the "Board") of the District recognizes the importance of responsible groundwater management and conservation within the jurisdiction of the Lone Star Groundwater Conservation District ("LSGCD"); and

WHEREAS, the collection, monitoring, and reporting of water well data are critical to ensuring sustainable groundwater resources, maintaining regulatory compliance, and protecting the long-term viability of water supply sources; and

WHEREAS, the District acknowledges that certain Municipal Utility Districts ("MUDs") within the boundaries of LSGCD, including the District, operate water wells and that the submission of well data at regular intervals enhances transparency and informed decision-making for all stakeholders; and

WHEREAS, the District finds that the establishment of a rule requiring certain MUDs to submit quarterly water well data to LSGCD, either through the inherent rulemaking authority of the LSGCD or through appropriate legislative action, would be in the best interest of sustainable groundwater management in Montgomery County; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94 THAT:

1. The District formally requests that LSGCD and other appropriate regulatory authorities consider measures to effectuate a requirement that MUDs operating within the boundaries of LSGCD submit water well data on a quarterly basis.

2. The District supports the implementation of such a requirement either through the inherent rulemaking authority of LSGCD or, if necessary, through appropriate legislative action.

3. The District directs its legal counsel and consultants to monitor any developments related to this matter and to engage with LSGCD and relevant stakeholders to support the adoption of such measures.

4. The District authorizes its Board President, legal counsel, or other designated representative to communicate this resolution to LSGCD, legislative bodies, and other pertinent agencies.

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PASSED AND ADOPTED this 4th day of March, 2025.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94

President, Board of Directors

ATTEST:

Ray Waymack

Secretary, Board of Directors

[SEAL]

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
MARCH 4, 2025
MINUTES OF PUBLIC HEARING ON
ADOPTION OF GROUNDWATER MANAGEMENT PLAN

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 4:00PM

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
Smantha Branham	Permitting Manager
Britny Anderson	Administrative Assistant
Iris Mendoza	Administrative Assistant
Stacey Reese	District Counsel
James Beach	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 Bouché led the prayer. Secretary Thigpen led the United States and Texas Pledges

4. PUBLIC COMMENTS:

Mr. Humbert addressed the board in person regarding the progress of the proposed management plan with a few proposed changes. The District also received seven comments via email proposing changes to the management plan.

5. PRESENTATION AND DISCUSSION OF THE DISTRICT GROUNWATER MANAGEMENT PLAN ADOPTION:

Technical Consultant Mr. Beach arranged a presentation and discussed what is included in the management plan and what

is required. He mentioned other components of estimates that need to be incorporated, which come from the Texas Water Development Board (TWDB) that include model data on groundwater, the amount of groundwater being used within the district on an annual basis, amount of recharge from precipitation, groundwater resources in the district and the annual volume of water discharge from the aquifer to springs and surface water bodies. Also, the annual flow in and out of the district in each of the aquifers and projected surface water supply in the district according to the most recent adopted 2022 management plan. All of which has been updated in the proposed 2025 management plan. Mr. Beach explains that the District must identify these performance standards and management objectives under which the District will operate and achieve the management goals and specify the actions, procedures, performance and avoidance to affect the plan and imposed rules. The plan must be approved by the TWDB and must consider water supply needs and water supply strategies which is done at the Groundwater Management Area (GMA) 14 meetings. Ms. Reese then mentioned that the seven comments received on the management plan were reviewed by the Desired Future Conditions (DFC) Committee and is recommending a couple of changes. Some of the comments were more anecdotal or recommended stylistic changes so there wasn't anything to incorporate with respect to proposed changes. She elucidated that a number of the comments suggestions raised some legal issues, asking to change language in the DFC statement and she explained that we are not allowed to change the language adopted at the GMA level. We are required to incorporate those statements in the plan until it is changed by the GMA. More suggestions requested that we remove some goals that are required by statute to be included in the plan. Ms. Reese explained that one of the comments suggested we require exempt wells to be metered and that doing so is illegal under Chapter 36. Additionally, a comment related to aquifer storage & recovery (ASR) and reuse suggested we incorporate these strategies in the management plan. That comment was taken to the DFC and technical team, and they do not feel like the District should take those on at this time. However there are ASR and reuse strategies that are already in the current regional water plan and the draft plan that just came out. Those strategies are being addressed as a plan for Region H. Ms. Reese referred to Mr. Humbert's comments regarding well data being presented every two years as opposed to the three years mentioned in the management plan draft. That will be updated to two years. She explains why one year wouldn't be feasible. Another suggestion from Mr. Humbert suggested we incorporate the 2022 data and we will be updating the draft including the 2022 data now that it is available. Mr. Beach addressed some of the comment questions the District received with regard to subsidence monitoring stations. The District is currently collaborating on them and continue to establish the best available science to collect data across the district. He addressed aquifers across the state that are subject to recharge during droughts.

6. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION APPROVING RESOLUTION #25-001 READOPTING DISTRICT GROUNDWATER MANAGEMENT PLAN:

President Spigener called for a motion to approve the resolution to adopt the Groundwater Management Plan. Treasurer Earnest moved to approve the resolution. Director Wertz seconded the motion. Motion passed to approve the resolution to adopt the Management Plan.

7. ADJOURN:

President Spigener called for a motion to adjourn the meeting. Treasurer Earnest moved to adjourn and Vice President Bouché seconded the motion. President Spigener called for a voice vote, motion passed, Meeting adjourned at 4:20 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 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
Britny Anderson	Administrative Assistant
Iris Mendoza	Administrative Assistant
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:

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
Britny Anderson	Administrative Assistant
Iris Mendoza	Administrative Assistant
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:

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 due to the officer elections and

2) Brief the Board on the Committees Assignments.
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 & 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.

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Janice Thigpen, Board Secretary

LONE STAR

GROUNDWATER CONSERVATION DISTRICT

April 8, 2025

GENERAL MANAGER'S REPORT

General Operational Updates:

- Top priorities for the District in March have included continued preparations for Groundwater Management Area 14 (GMA14) for this joint planning cycle, staying apprised of the IPP for the Region H State Plan draft submitted by Region H to the public and their public hearings, the model update Lone Star has completed and submitted to TWDB for GMA14, the subsidence study core analyzation, the Management Plan Update submission, and enforcements for late, or missing water use fees for 2025, and/or missing or incomplete production reports from 2024.
- We are maintaining a strong pulse on the current legislative session in Austin - staying in front of all potential water bills that may have an impact on groundwater management in Montgomery County.
- We continue working through the proposal of the rebuild of the district software database and the development of sustainable software, the final stages of completing the new district website (which we anticipate going live in May), the draft rule development, sharpening of applications and processes, new staff training and development, the implementation of conservation education programs, community involvement and marketing strategies.
- Regarding the draft rule change development, and rule compliance, please take note that meter readings are to be assessed and documented monthly. At this time, the district allows for submission of the production report documenting your monthly readings to be submitted at minimum on an annual basis, but that production report annual submission allowance is not to be confused with a disregard of monthly readings. The district will be issuing violations for all production reporting that does not include all monthly readings when submitted for 2025, and this is without exception. The Permitting Team has been issuing verbal warnings for years, from my understanding to habitual offenders that force the district to average their water usage due to this violation of district rules. We see on onslaught of allocation increase applications from October through December due to permit holders not adequately analyzing their usage monthly to determine if demand has changed, or to ensure there has not been a failure in the infrastructure determined by this monthly review of their readings. Again, all production reports that do not provide meter readings for all months within the proceeding calendar year will be in non-compliance and subject to violation of district rules for 2025's meter readings.

Weekly Meetings

- Technical Consultants/Open permit Applications/DFC Achievement
- DFC Committee – Subsidence Study Model update/GMA 14 Joint Planning
- Legal Counsel Consultant
- Internal Development/Departmental
- TAGD Legislative Update Call

Monthly Meetings

- Legislative Consultants – State water legislation and upcoming session
- Staff Development
- External Affairs Committee – Improvement on External Communication Strategies to keep the County apprised on all pertinent updates

Scheduled Events since last Board of Directors Meeting

March 5-7, 2025	TWA 2025 Annual Convention
March 19, 2025	Woodlands Chamber of Commerce Volunteer Opportunity Discussion
March 24, 2025	SJRA GRP Review Committee Meeting

March 26, 2025	GMA 14 Meeting
April 1, 2025	Discussion with Adam Foster, TAGD
April 2, 2025	Greater EMC Chamber Luncheon
April 7, 2025	Montgomery County Fair and Rodeo, Kids Day – Mobile Unit
April 8, 2025	Spring Creek Utility Water Smart Event – Mobile Unit

Announcements / Upcoming Travel

April 21, 2025	SJRA GRP Review Committee Meeting
April 22, 2025	LMC Leadership Legacy Breakfast
April 23, 2025	Woodlands Chamber Volunteer Appreciation Luncheon (Tiffany & Britny)
April 26, 2025	City of Conroe Kidzfest – Mobile Unit
April 30, 2025	GMA 14 Meeting
May 2, 2025	TGWA Geoscience Seminar
May 7, 2025	Greater EMC Chamber Luncheon
May 13, 2025	Region H Water Planning Group

***Operational Updates*:**
Field Operation Report for the month of March 2025
By Gary Irving and Blake Ferri
Inspection Overview:
Total Inspections: 286
FIR Permitting Department-9 Inspections
FIR Permitting Manager-0 inspections
NOV-152 inspections
PWS-65 inspections
Commercial-166 inspections
Irrigation- 40 inspections
Pond Fill/Amenities-13 inspections
Exempt-2 inspections

In March, routine well inspections were completed in the following locations:

Total Field Inspection Reports (FIRs):	
Conroe	77
Willis	36
Magnolia	63
Montgomery	34
Spring	21
Porter	20
New Caney	8
Cleveland	6
Kingwood	7
Hockley	2
The Woodlands	1
Cut & Shoot	3
Splendora	3
Pinehurst	4
New Waverly	1
TOTAL:	286

PAM Route and Schedule:		
Date:	**Site #**	**Location:**
4-Mar-25	PAM #72	Sallas Ball Park, New Caney
11-Mar-25	PAM # 70	Water Plant #18, Conroe
18-Mar-25	PAM #71	Dam Site Road, Conroe
25-Mar-25	PAM #73	Parks and Maintenance, Magnolia

The field team continues to collect GPS information at six Periodically Accessible Monitor (PAM) stations located throughout the county. Data was collected at the following locations during the month:

Permitting Operational Updates:

Pending Permit Applications Update:

Currently, there are **31** non-exempt permit applications under review. 6 are roll over from 2024 and 25 are from the 2025 calendar year. The District has **1588** active permits.

March: the District received **19** permit applications; 14 are still pending.

- *6 requests to transfer ownership of a well*
- ***6** requests for new Operating Permits*
- ***2** requests to amend an existing permit to increase allocation*
- *3 requests to amend an existing permit to add a new well*
- ***2** requests for an Emergency Permit*

Exempt Well Registration Update:

March: The District received 32 exempt well registrations. Of those well registrations, 24 were given authorization to drill, 8 are still pending approval.

Non-Exempt Permitting Update:

	Qty	Gallons	Acre-Feet
PERMITS W/ ALLOCATION LESS THAN 10MG			
HUP	122	318,912,233	978.71
HUP AG	14	243,115,973	746.10
HUP TRANSPORTATION	0	0	0.00
Total HUPs	136	562,028,206	1,724.80
OP	1004	1,815,971,692	5,573.01
AG OP	19	297,962,305	914.41
OP TRANSPORTATION	0	1,288,630	3.95
Total OP	1023	2,115,222,627	6,491.38
April 8, 2025 Notice of Hearing - New Operating Permits Pending Approval	2	3,130,000	9.61
April 8, 2025 Notice of Hearing - Amend Operating Permits Pending Approval	2	234,352,000	719.20
PERMITS W/ALLOCATION 10MG OR MORE			

HUP	145	10,688,208,280	32,800.91
HUP AG	0		
HUP TRANSPORTATION	0	18,609,000	57.11
Total HUPs	145	10,706,817,280	32,858.02
OP	263	28,000,535,498	85,930.49
AG OP	0	0	0.00
OP TRANSPORTATION	0	0	0.00
Total OP	263	28,000,535,498	85,930.49
April 8, 2025 Notice of Hearing - New Operating Permits Pending Approval	2	54,446,680	167.09
April 8, 2025 Notice of Hearing - Amend Operating Permits Pending Approval	2	25,000,000	76.72
CHEV & JSPR Permitted Groundwater	1567	41,384,603,611	127,004.69
Prior Month Approvals - (New) Pending Water Use Fees)	3	165,017,733	506.42
Grand Total CHEV & JSPR Permitted Groundwater	**1570**	**41,549,621,344**	**127,511.11**
AWS Production Wells (Catahoula)	14	3,126,890,000	9,596.07
Total Permitted Groundwater	**1,584**	**44,676,511,344**	**137,107.18**
April 8, 2025 - Pending Permit Allocation by Aquifer			
Chicot/Evangline	3	316,928,680	972.62
Jasper	1	17,990,300	55.21
Catahoula	0	0	0.00
Total Permitted Groundwater - Pending Board Approval	1,588	45,011,430,324	138,135.01

April 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	*2*	*3*	*4*	*5*
6	*7*	***8*** ***LSGCD Board of Directors Meeting 6PM***	*9*	*10*	*11*	*12*
13 ***Palm Sunday***	*14*	*15*	*16*	*17*	*18* ***Good Friday*** ***Office Closed***	*19*
20 ***Easter***	*21*	*22*	*23*	*24*	*25*	*26*
27	*28*	*29*	*30* *GMA !4 Meeting 10:00am—Brazoria County Courthouse*			