LONE STAR
GROUNDWATER CONSERVATION DISTRICT

APRIL 8, 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 April 8, 2025.

1. CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:00 p.m. 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
Jonathan Prykryl
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Britny Anderson	Education & Outreach Coordinator
Stacey Reese	District Counsel (Virtual)
James Beach	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:

Vice-President Bouché led the prayer. Director John Wertz lead the United States and Texas pledges.

4. PUBLIC COMMENTS:

No comments were received.

5. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE FOLLOWING OPERATING PERMITS and/or EXEMPTIONS:

Ms. Kouba provided an overview of the applications listed. Applications numbered 1-7 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 -7.

Ms. Kouba provided an overview of application number 1 –TJC23CNS, 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 numbered 2 –Quadvest, LP (Sweetwater Ridge). 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 –Wiggins Investments Inc. dba Diamondback Rentals. 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 –Firetower Properties, 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 5–Thousand Trails Lake Conroe. 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–Lake South Water Supply. 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–April Sound Country Club. 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. Treasurer Earnest moved to approve that which is requested for applications 1 - 7. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 8 – Montgomery County MUD #152C. Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Treasurer Earnest moved to approve that which is requested for application numbered 8. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Wertz moved to adjourn the April 8th, 2025, Public Hearing on Permit Applications and Secretary Thigpen seconded the motion. The meeting was adjourned at 6:06 p.m.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF MAY 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
APRIL 8, 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 April 8, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:06 p.m.

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Kenneth Earnest
Jonathan Prykryl
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
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Stacey Reese	District Counsel (Virtual)
James Beach	District Technical Consultant (Virtual)
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and members of the public	

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

3. PUBLIC COMMENTS:

One public comment was received via email before this meeting from Montgomery County MUD #94. We received five public comments during the meeting from Ms. Ashley Bonds with Aqua Star, Ms. Pamela Davis with Ballard Water Well, Mr. Scott Robinson with Scott Drilling, Mr. Zack Gallowy with B&E Water Wells and Mr. Chris Lopez with Coastal Water Well.

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 Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented:

- March 4, 2025, Public Hearing on Adoption of Groundwater Management Plan
- March 4, 2025, Public Hearing on Permit and Permit Amendment Applications
- March 4, 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 introduced the resolution to change the time of the regular board meetings. He asked Ms. Kouba to discuss the reasoning it is being brought forth. Ms. Kouba gave a brief background as to why it's being discussed. Among the first bulk comments received when she onboarded with the District during a stakeholder feedback meeting, several stakeholders, drillers and business owners mentioned the Board meetings should be held during the day as it would be easier than traveling across the county in the evenings. Ms. Kouba also gave reasons as to why it was originally set for late in the evening, due to lack of access via live recording online. Mr. Spigener also mentioned it was due to needing transparency. He opened the floor up for discussion. Ultimately, the Board decided against the resolution and chose to keep the Board meetings at the same time.

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 March 2025
Ms. Kouba presented the financial review for March 2025.

3) Review of 1st Quarter, 2025 Investment Report
Ms. Kouba reported there was a clerical error on the investment report and will re-report the investment numbers for the 1st Quarter at the next Board meeting.

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 met on March 18th and continue to meet monthly to discuss improving external communications for the District. He also congratulated Britny Andeson on being promoted to the role of Education and Outreach Coordinator and that the District looks forward to discussing our outreach improvements in the future.

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 continues to meet weekly. He reported that the District has received nearly all of the additional higher-pressure testing on cores in the lower Jasper being conducted by Texas A&M University. He mentions that our technical consultants are having meetings with Texas A&M and working through the draft data to date. The updated and improved model with the subsidence information for GMA 14 has been sent to the Texas Water Development Board (TWDB) and the next step is for TWDB to do an administrative completion check so they can post it for public comment, which should take no longer than 60 days. After which, the District will have roughly 30 days to address those comments and then it will move on to the approval stage at TWDB. Treasurer Earnest also stated that the District has submitted the updated management plan in compliance with the TWDB timeline requirements and expects a response roughly in the next 60 days, although it could take longer. President Spigener and Ms.

Kouba congratulate and thank the Districts technical consultants and Ms. Reese on all of their hard work. Ms. Kouba explained why the District took on the model update at great expense for the entire GMA 14 as there are other counties and groundwater conservation districts who do not have the same budget as we do, due to immense growth in our county.

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 Groundwater Management Area 14 (GMA 14) updates. She mentions that the GMA 14 model modifications are completed and have been submitted to TWDB by GMA 14. At the March meeting in Angleton, joint planning for this DFC joint planning cycle began with discussions of factors 1 & 2. The next meeting for GMA 14 was scheduled for April 30th to be held in Angleton but was changed due to conflicts on location. That meeting will now be held at the Districts office in Conroe. The following meetings are set for May 28th & June 25th, also to be held at the Districts office in Conroe. The agenda will be released early next week and should be discussing factors 3 & 4 in the 9 factor balance for the DFC joint planning cycle. Ms. Kouba encourages public participation in the GMA 14 meetings.

E. Rules, Bylaws & Policies Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting
President Spigener reported that the Rules Committee has not met and is still working towards rule revisions. Ms. Kouba stated the District is currently working through enforcements for late or missing water use fees for 2025 allocations as well as late, missing or incomplete production reports (meter reading reporting). While we are working internally towards rule revisions, we are focused on insuring permit holders and drillers are compliant on current rules.

8. GENERAL MANAGER'S REPORT:

Ms. Kouba gave an update regarding District priorities including, as mentioned, continued preparation for GMA 14 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 the District has completed and submitted to TWDB for GMA 14, the subsidence study core analyzation, the Management Plan Update submission, enforcements for late or missing water use fees for 2025, and/or missing or incomplete production reports from 2024. She reports the District is keeping themselves informed on the current legislative session in Austin and staying in front of all potential water bills that may impact groundwater management in Montgomery County. The District continues to work through the proposal for the rebuild of the Districts software database and the development of sustainable software. The District is also in the final stages of the new district website and anticipate it going live in May. We are also maintaining the draft rule development, sharpening applications and processes, new staff training and development, the implementation of conservation education programs, community involvement and marketing strategies. Ms. Kouba addressed the public with regards to the draft rule change development, and rule compliance. She asks that the public 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. Ms. Kouba mentions that to her understanding, the permitting department has issued verbal warnings for years to habitual offenders, which forces the District to average their water usage due to this violation of district rules. We end up seeing an 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. All production reports that do not provide meter readings for all months within their proceeding calendar year will be in non-compliance and subject to violation of district rules for 2025's meter readings. Ms. Kouba also gave an overview of weekly and monthly meetings, passed events and future scheduled events. Ms. Anderson gave a brief description of the District's trip out to the Montgomery Country Fair & Rodeo with our Mobile Lab. Ms. Kouba then gave a rundown of field inspections, permit applications under review, active permit numbers and approved well registrations. Treasurer Earnest asked what moves an application to pending status and what holds them up. Ms. Kouba clarified it is usually a missing item, proof of right to drill or use of outdated forms.

9. GENERAL COUNSEL'S REPORT:

Ms. Reese reminded the public who attended to sign in on the sign-in sheet as it is part of public record. She then updated the Board on legislation and provided a color coded excel spreadsheet that Texas Alliance of Groundwater District is tracking. She also provided a separate list of legislation that the District is paying particular attention to. She has been working with Ms. Kouba and the lobby team weekly on what is happening, and which bills to pay particular attention to. Ms. Reese also mentioned the Quadvest case pending in state court. President Spigener reported the Supreme Court is bringing in the Solicitor General for their opinion. Ms. Reese stated she will look into it and report back.

4. EXECUTIVE SESSION:

President Spigener recessed meeting for Executive Session at 7:07 p.m.

5. RECONVENE OF OPEN SESSION:

President Spigener reconvened meeting in Open Session at 7:49 p.m.

10. NEW BUSINESS:

No new business

11. ADJOURN:

There being no further business Treasurer Earnest moved to adjourn the meeting and Vice-President Bouché seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:49 PM.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF MAY 2025.

Janice Thigpen, Board Secretary