CONFIDENTIAL

Board Meeting

July 8, 2025

LSGCD

DOC# 25-1218
POSTED
07/03/2025 09:39AM
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, July 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, JULY 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. Utilities Investment Company, Inc. DBA Enchanted Estates, for a proposed amendment to OP-06072401E-JSPR, increase of 1,300,000 gallons, not to exceed 11,250,000 gallons annually, for wells located at (a) 433 feet south of intersection of Longstreet Rd., and Oak Manor Dr., Willis (Lat. 30.44247722 Long. -95.55773908) and (b) 451 feet south of intersection of Longstreet Rd., and Oak Manor Dr., Willis, (Lat. 30.44241778 Long. -95.55777421), Public Water Supply (PWS); District Aquifer Jasper (JSPR), and

ii. Onsite Diesel, for a proposed amendment to OP-22030701A-CHEV, increase of 75,000 gallons, not to exceed 175,000 gallons annually, for well located at 12110 FM 2432, Willis, Commercial use; District Aquifer: Chicot/Evangeline (CHEV); and

iii. Gillaspie Real Estate, LLC (The Grove Community School Water System), for a proposed new operating permit, OP-25060902-CHEV, to register and permit existing well not previously permitted with the District at 2675 Pine Acres Dr., Conroe, not to exceed 1,500,000 gallons annually, Public Water Supply (PWS) use, District Aquifer: Chicot/Evangeline (CHEV); and

iv. C & R Water Supply Inc. (Crockett Meadows), for a proposed new operating permit, OP-25061201-CHEV, to register and permit a new well at 10454 Sugar Mill, Conroe, not to exceed 70,000,000 gallons annually, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot/Evangeline (CHEV): and

v. Conroe ISD – Moorehead Jr. High for a proposed amendment to OP-11061602D-CHEV, for a proposed well to be drilled at 13735 Grangerland Road, Conroe, not to exceed 18,261,900 gallons annually, to be merged following approval with existing HUP317A-CHEV in the amount of 12,738,100 gallons, existing HUP049-CHEV in the amount of 2,001,000 gallons, not to exceed a combined allocation of 33,001,000 gallons annually for wells located at (a) proposed

13735 Grangerland Road, Conroe, (b) 13715 Grangerland Rd, Conroe, (c) 16840 FM 2090, Conroe, and (d) 16840 FM 2090, Conroe, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller record: O'Day Drilling Company, Inc.); and

vi. Dustin & Jessica Haake, for a proposed exempt well to be drilled at 27295 Star St, Splendora, Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline. (CHEV), (Driller of record: Gilbert's Water Well Drilling Co.).

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 July 3, 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# 25-1220
POSTED
07/03/2025 10:26AM
Rosio Munoz
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

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

(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

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. June 10, 2025 Hearing on Contested Enforcement Matters
   B. June 10, 2025, Public Hearing on Permit and Permit Amendment Applications
   C. June 10, 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.
   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 June in 2025 – Sarah Kouba, General Manager.
      3) Review of 2nd Quarter, 2025 Investment Report – Sarah Kouba, General Manager
      4) Receive audit presentation for fiscal year 2024 – Louis Breedlove, Senior Audit Manager, Brooks Watson & Co., PLLC.

5) Discuss, consider, and take action as necessary concerning approval of Resolution #25-003 Reviewing and Approving Investment Policy and Investment Strategies.

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. Discuss, consider, and take action as necessary regarding renewal of the Audit Engagement Agreement with Brooks Watson & Co, PLLC.

9. Discuss, consider, and take action as necessary regarding the contract renewal of the Districts streaming service with Granicus (formally known as Swagit).

10. Discuss, consider and possible action on Employee Handbook regarding Employee Economic Benefits (Subsection: Health Insurance).

11. Discussion and possible action to issue a show cause order directing the following permittees, well owners, drillers, designated representatives, or responsible parties listed in attachments A, B, C, and D to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit 2024 production report, failure to submit 2025 water use fees and/or penalties associated with untimely submissions, overproduction of the permitted allocation for the 2024 calendar year, and/or penalties associated with non-compliance of District Rules.

12. 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.

13. 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.

14. New Business.

15. 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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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Attachment A

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2024 production report and/or penalties associated with untimely submissions.

1.) **10FSS 13425** (OP-24101001-JSPR)
2.) **11443 Highway, LP** (OP-21050501B-CHEV)
3.) **A & L McConnell Enterprises Inc. (Paradise Pool & Spa)** (OP-12031902-CHEV)
4.) **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
5.) **Ancestral Supplements HQ** (OP-22020701-JSPR)
6.) **Binder Science, LLC** (OP-15012301-CHEV)
7.) **BR Myers Holdings, LLC** (OP-21090701-CHEV)
8.) **Brenda Borrayo** (OP-10032401-CHEV)
9.) **Carlos Ruiz** (OP-09122301C-CHEV)
10.) **Carolyn Beal** (OP-12090601A-CHEV)
11.) **Cheesemakers, Inc.** (OP-06071001B-CHEV)
12.) **Chuck Cauthorn** (OP-08102202-CHEV)
13.) **Crown Oaks Property Owners Association** (OP-08032701A-CHEV)
14.) **David Valdos Mendoza** (OP-22041801-CHEV)
15.) **Denbury Onshore, LLC (Central Treating)** (HUP324A-CHEV)
16.) **Denbury Onshore, LLC (Compressor Station)** (HUP325A-CHEV/OP-17101901B-CHEV)
17.) **Denbury Onshore, LLC (FM 1314)** (OP-07062103D-CHEV)
18.) **Dennis Davis** (OP-20081801B-JSPR)
19.) **Diversified Equipment** (OP-11042701-CHEV)
20.) **Empire Canopy Sign & Construction** (OP-22072701-CHEV)
21.) **Five JAB** (OP-09081901-CHEV)
22.) **Flor Fuentes** (OP-14051902-CHEV)
23.) **Jamatt Ventures, LLC** (OP-16062101-CHEV)
24.) **Jason Bill** (OP-05042901C-CHEV)
25.) **Jo Mark 1 Ltd.** (OP-08121201B-CHEV)
26.) **Johnston - Matejek Dev. LLC** (OP-10102601A-CHEV)
27.) **KV Seagrove Apartments LLC** (OP-11122101C-CHEV)
28.) **Lake Creek Ranch Ltd** (HUPAG1500003B-CHEV)
29.) **Loving Care Personal Care Home & Services** (OP-22102001-CHEV)
30.) **M & M Coastal Real Estate LP** (OP-08060901B-JSPR)
31.) **McCants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
32.) **MHC Lake Conroe West RV, LLC** (HUP080B-JSPR/OP-05110402B-JSPR)
33.) **MJ Dixon** (OP-08092901A-CHEV)
34.) **Naushaba Arif (Montessori Villa)** (OP-05110201A-CHEV)
35.) **Paradise Cove Water System** (HUP162-JSPR/OP-10050301B-JSPR)
36.) **QRV Conroe, LLC** (HUP053C-CHEV)
37.) **RAMARSR, Inc. (Alliance Concrete Ready Mix & Material, Inc.)** (OP-23081001-CHEV)
38.) **Ray & Debra Morris (Peach Creek Plantation Wedding Hall)** (OP-09100902A-CHEV)
39.) **Rayford Medical Park (America's Family Dental)** (OP-09021703-CHEV)
40.) **Rayford RV LLC** (OP-04050701A-CHEV)
41.) **Resco Electric Ltd** (OP-14040901A-CHEV)
42.) **Roman Forest Consolidated MUD** (HUP189-CHEV/OP-11120102-CHEV)
43.) **Ross Forword** (OP-23060201-CHEV)

44.) **RS Investments, LLC (Maximum Athletics)** (OP-16011402B-CHEV)
45.) **Sohail Syed** (OP-21050701-CHEV)
46.) **SP Utility Co., Inc** (Cypresswood Subdivision) (OP-21100601-CHEV)
47.) **SS Magnolia FM Road, LLC** (OP-06012001B-CHEV)
48.) **Stephen Shahmoradi** (OP-09073001-CHEV) ***(paid 6/3/25, but wants to appear at show cause)***
49.) **Terry Foyt** (OP-10091601-CHEV)
50.) **Texas Water Utilities, L.P. (Moore Landing)** (OP-23011901A-CHEV)
51.) **Texcon Ready Mix** (OP-18090902A-CHEV)
52.) **Tom Weir dba DNB Enterprises Inc.** (OP-23071101-CHEV)
53.) **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
54.) **Waste Management Renewable Energy** (OP-24022002-CHEV)

Additional Enforcements for July Consideration

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2024 production report and/or penalties associated with untimely submissions.

1.) **13480 Willis Storage, LLC (13556 Calvary)** OP-08032401B-JSPR
2.) **2978 Land Holdings, L.P.** OP-13012802B-CHEV
3.) **Carlos Gutierrez (Tacos Y Carnitas)** OP-04120102C-CHEV
4.) **CKG Services, LLC** OP-08100601A-CHEV
5.) **David Blackwood** OP-07082401-CHEV
6.) **Denbury Onshore, LLC (Wilcox Treating)** HUP075B-CHEV
7.) **Gulf Coast Stabilized (Plant #20)** OP-20072302-CHEV
8.) **Hope Church of Montgomery** HUP098A-CHEV
9.) **Lake Conroe Forest HOA** OP-1081001-CHEV
10.) **Nolley lake Properties, LLC** OP-07121301C-CHEV OP-07121301C-JSPR
11.) **Tri-Flo International** OP-08030302-CHEV
12.) **Undine Texas, LLC (Hazy Hollow)** HUP157C-CHEV (2023, 2024)

Attachment B

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2025 Water Use Fees and/or penalties associated with untimely submissions.

Water Use Fee, Late Fee, & Notice of Violation Outstanding (33):

1.) **AGAP Spring Sawdust LLC** (OP-05100601B-CHEV)
2.) **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
3.) **Andrew Robinson** (OP-13091801-CHEV)
4.) **Angel Texaco** (OP-08102701D-CHEV)
5.) **Binder Science, LLC** (OP-15012301-CHEV)
6.) **Bridgewood Farms** (HUP033-CHEV)
7.) **Bridgewood Farms** (OP-09050501B-CHEV)
8.) **Chuck Cauthorn** (OP-08102202-CHEV)
9.) **Crown Ranch Development LTD** (OP-08063001B-CHEV)
10.) **David Valdos Mendoza** (OP-22041801-CHEV)
11.) **E.F. Early's Bar B Que** (HUP066-JSPR)
12.) **E.F. Early's Bar B Que** (OP-21082401-JSPR)
13.) **George Turek** (OP-09100601E-CHEV)
14.) **Houston Const Today Inc** (OP-08012301A-CHEV)
15.) **Huda Food Mart LLC dba Sunshine Food Mart #1** (OP-08120501B-CHEV)
16.) **HWY 105 Asset LLC** (OP-23092701-CHEV)
17.) **Jason Bill** (OP-05042901C-CHEV)
18.) **Jim (Wanda) Fox** (OP-07120501A-CHEV)
19.) **KCG Property Management** (OP-04011201D-CHEV)
20.) **Lake Conroe Forest HOA** (OP-11081001-CHEV)
21.) **Loving Care Personal Care Home & Services** (OP-22102001-CHEV)
22.) **McCants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
23.) **MJ Dixon** (OP-08092901A-CHEV)
24.) **Pine Knob Estate Water Inc. (Rayford Park)** (OP-14090501D-CHEV)
25.) **Project 1488 West Partners, LLC** (OP-07121705B-CHEV)
26.) **Raymond Koehne (The Shirt Off My Back)** (OP-09090901A-CHEV)
27.) **Santosh Enukonda (Lessee Bed Bath and Biscuit)** (OP-06080801C-CHEV)
28.) **Snappy Mart** (HUP198-CHEV)
29.) **Snappy Mart** (OP-15032501B-CHEV)
30.) **Sprint Montgomery County Landfill LP** (OP-16072502B-CHEV)
31.) **SS Magnolia FM Road, LLC** (OP-06012001B-CHEV)
32.) **TMT Holdings, LLC** (OP-21052802-CHEV)
33.) **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)

Water Use Fee & Notic of Violation Outstanding (1):

34.) **Dollar General Fostoria Rd, (Store #14823)** (OP-13102902B-CHEV)

Late Fee & Notice of Violation Outstanding (3):

35.) **Big Diamond (FM 1097)** (OP-13012402B-JSPR)
36.) **Remberto and Carol Sanchez** (OP-07031401A-JSPR)

37.) **Lazy Lane MHC, LLC** (OP-14012201A-CHEV)

Notice of Violation Outstanding (9):

38.) **13480 Willis Storage, LLC (13556 Calvay)** (OP-08032401B-JSPR)
39.) **Alice Flores** (OP-05070101C-CHEV)
40.) **Brenda Borrayo** (OP-10032401-CHEV)
41.) **China Springs Holdings LP (Pinedale MHP)** (OP-23091901-CHEV)
42.) **Church of God – 7th Day The Way** (OP-15062401C-JSPR)
43.) **Del Lago Estate** (HUP060-JSPR)
44.) **Fatima Group Inc** (OP-09030501B-CHEV)
45.) **RBA Investments, LLC (Dollar General)** (OP-16052301-CHEV)
46.) **Carlos Ruiz** (OP-09122301C-CHEV)

Late Fee Outstanding (No NOV Issued) (5):

47.) **City of Houston** (HUP1300001A-CHEV)
48.) **Inkjet, Inc.** (OP-11102401-CHEV)
49.) **Jacob's Reserve HOA** (OP-11091301B-CHEV)
50.) **Waste Management Renewable Energy** (OP-24022002-CHEV)
51.) **WMC Steel, LLC** (OP-19072404B-CHEV)

Attachment C

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for overproduction of 2024 annual allocation and/or penalties associated with untimely submissions.

1.) **Ameritex Pipe & Products LLC** (OP-15062501A-CHEV)
2.) **Aqua Texas, Inc. (Walnut Springs)** (HUP022A-CHEV/OP-23121801-CHEV)
3.) **Aqua Texas, Inc. (West Lane)** (OP-13032101D-CHEV)
4.) **Aqua Texas, Inc. (Woodlands Pkwy)** (OP-13082601D-CHEV)
5.) **Bethyl Lab** (OP-04120201B-JSPR)
6.) **City of Willis** (HUP045A-JSPR/OP-07062501B-JSPR)
7.) **City of Willis - AWS Well (6 & 7)** (AWS-12070601D-CAT)
8.) **CSWR-Texas Utility Operating Company, LLC (Deerwood)** (OP-09022601G - CHEV)
9.) **CWE Utilities LLC** (HUP057A-CHEV/OP03-0015C-CHEV)
10.) **Dollar General Store #19411** (OP-18052401A-JSPR)
11.) **E.F. Early's Bar B Que** (HUP066-JSPR/OP-21082401-JSPR)
12.) **Montgomery County MUD #152C** (OP-21120801-CHEV)
13.) **T&W Water Services (Deer Pines) dba Blue Topaz Utilities** (OP-19031901B-CHEV/JSPR)

Additional Enforcements for July Consideration

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for overproduction of 2024 annual allocation and/or penalties associated with untimely submissions.

1.) **Carlos Ruiz** OP-09122301C-CHEV
2.) **Lake South Water Supply** OP-05112103C-JSPR
3.) **Paradise Cove Water System** HUP162-JSPR/OP-10050301B-JSPR
4.) **Undine Texas, LLC (Hazy Hollow)** HUP157C-CHEV (2023, 2024)

Attachment D

Well owner and/or driller, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for violations issued in 2025 and/or penalties associated with non-compliance of District rules.

Well Driller

1.) **Tim Franks Water Well Service** (2024100902)
2.) **Aqua Star** (2025040901)

Property/Well Owner

1.) **Cristino Trujilla & Yanaleth Baez** (2024100902)

Additional Enforcements for July Consideration

Well owner and/or driller, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for violations issued in 2025 and/or penalties associated with non-compliance of District rules.

Well Driller

3.) **GMG Drilling**
4.) **GG Drilling**

Property/Well Owner

2.) **Karla Garcia**
3.) **Selvin Hernandez & Mireya Leal**
4.) **United Construction**

DOC# 25-1170
POSTED
06/26/2025 01:29PM
Aallee Hanson
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

LONE STAR GROUNDWATER CONSERVATION DISTRICT
NOTICE OF HEARINGS
7/8/2025

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 July 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. Utility Investment Company, Inc. (Enchanted Estates), for a proposed amendment to OP-06072401E-JSPR, increase of 1,300,000 gallons, not to exceed 11,250,000 gallons annually, for wells located at (a) 433 feet south of intersection of Longstreet Rd., and Oak Manor Dr., Willis (Lat. 30.44247722 Long. -95.55773908) and (b) 451 feet south of intersection of Longstreet Rd., and Oak Manor Dr., Willis, (Lat. 30.44241778 Long. -95.55777421), Public Water Supply (PWS); District Aquifer Jasper (JSPR), and

2. Onsite Diesel, for a proposed amendment to OP-22030701A-CHEV, increase of 75,000 gallons, not to exceed 175,000 gallons annually, for well located at 12110 FM 2432, Willis, Commercial use; District Aquifer: Chicot/Evangeline (CHEV); and

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4. C & R Water Supply Inc. (Crockett Meadows), for a proposed new operating permit, OP-25061201-CHEV, to register and permit a new well at 10454 Sugar Mill, Conroe, not to exceed 70,000,000 gallons annually, Public Water Supply (PWS) and Commercial use, District Aquifer: Chicot/Evangeline (CHEV): and

5. Conroe ISD – Moorehead Jr. High for a proposed amendment to OP-11061602D-CHEV, for a proposed well to be drilled at 13735 Grangerland Road, Conroe, not to exceed 18,261,900 gallons annually, to be merged following approval with existing HUP317A-CHEV in the amount of 12,738,100 gallons, existing HUP049-CHEV in the amount of 2,001,000 gallons, not to exceed a combined allocation of 33,001,000 gallons annually for wells located at (a) proposed 13735 Grangerland Road, Conroe, (b) 13715 Grangerland Rd, Conroe, (c) 16840 FM 2090, Conroe, and (d) 16840 FM 2090, Conroe, Public Water Supply (PWS) and Irrigation use, District Aquifer: Chicot/Evangeline (CHEV), (Driller record: O'Day Drilling Company, Inc.); and

6. Dustin & Jessica Haake, for a proposed exempt well to be drilled at 27295 Star St, Splendora, Single Family Residential Use, requesting spacing exemption from District Rule 3.2, District Aquifer: Chicot/Evangeline. (CHEV), (Driller of record: Gilbert's Water Well Drilling Co.).

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

Utility Investment Company, Inc. (Enchanted Estates)

Attn: Shannon Marsh
P O Box 279
New Waverly, TX 77358

Permit No. OP-06072401F-JSPR

Amend Operating Permit

Date of Hearing:	7/8/2025
Request:	1,300,000 gallons
GM Recommendation:	1,300,000 gallons
Water use:	Public Water Supply (PWS)
Location:	433 feet south of intersection of Longstreet Rd and Oak Manor Dr., Willis Lat. 30.44247722 Long. -95.55773908
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing July 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 1,300,000 gallons.

5. Applicant currently has OP-06072401E-JSPR in the amount of 9,950,000 gallons. Amount available pending approval of this application equals 11,250,000 gallons, affecting wells located at (a) 433 feet south of intersection of Longstreet Rd and Oak Manor Dr., Willis, Latitude 30.44247722, Longitude -95.55773908; and (b) 451 feet south of intersection of Longstreet Rd. and Oak Manor Dr., Willis, Lat 30.44241778, Long. -95,55777421.

6. Applicant's reported pumpage for 2025 equals 2,611,900 gallons.

7. **District Staff Technical Review and Recommendation:** Applicant serves a developing community with 77 current number of active connections. Applicant is anticipating the complete buildout to be 90 connections at this time, resulting in an increase of allocation for the remaining number of connections to complete current buildout. District staff have reviewed the information submitted by the applicant. Staff recommends to the General Manager that she recommend the Board approve that which is being requested.

Onsite Diesel

Attn: Brent Nestor
12110 FM 2432
Willis, TX 77378

Permit No. OP-22030701B-CHEV

Amend Operating Permit

Date of Hearing:	7/8/2025
Request:	75,000 gallons
GM Recommendation:	75,000 gallons
Water use:	Commercial
Location:	12110 FM 2432, Willis
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing July 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 75,000 gallons.

5. Applicant currently has OP-22030701A-CHEV in the amount of 100,000 gallons. Amount available pending approval of this application equals 175,000 gallons, affecting well located at 12110 FM 2432, Willis.

6. Applicant's reported pumpage for 2025 equals 50,470 gallons.

7. **District Staff Technical Review and Recommendation:** Applicant is requesting an increase in allocation to supply water for a machine shop, including the cleaning and repairing of diesel equipment, sanitary needs of 11 employees and 4-6 customers on a daily basis. 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 being requested.

Gillaspie Real Estate, LLC (The Grove Community School Water System)

Attn: Chris Gillaspie
2675 Pine Acres Dr.
Conroe, TX 77384

Permit No. OP-25060902-CHEV

Operating Permit

Date of Hearing:	7/8/2025
Request:	1,500,000 gallons
GM Recommendation:	1,500,000 gallons
Water use:	Public Water Supply (PWS)
Location:	2675 Pine Acres Dr., Conroe
Well Registration:	2025060903
Depth (ft):	190.0
Diameter (in):	4.0

Information

1. **Existing Well -** Issue a permit commencing July 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 to provide water for the Community Grove School.

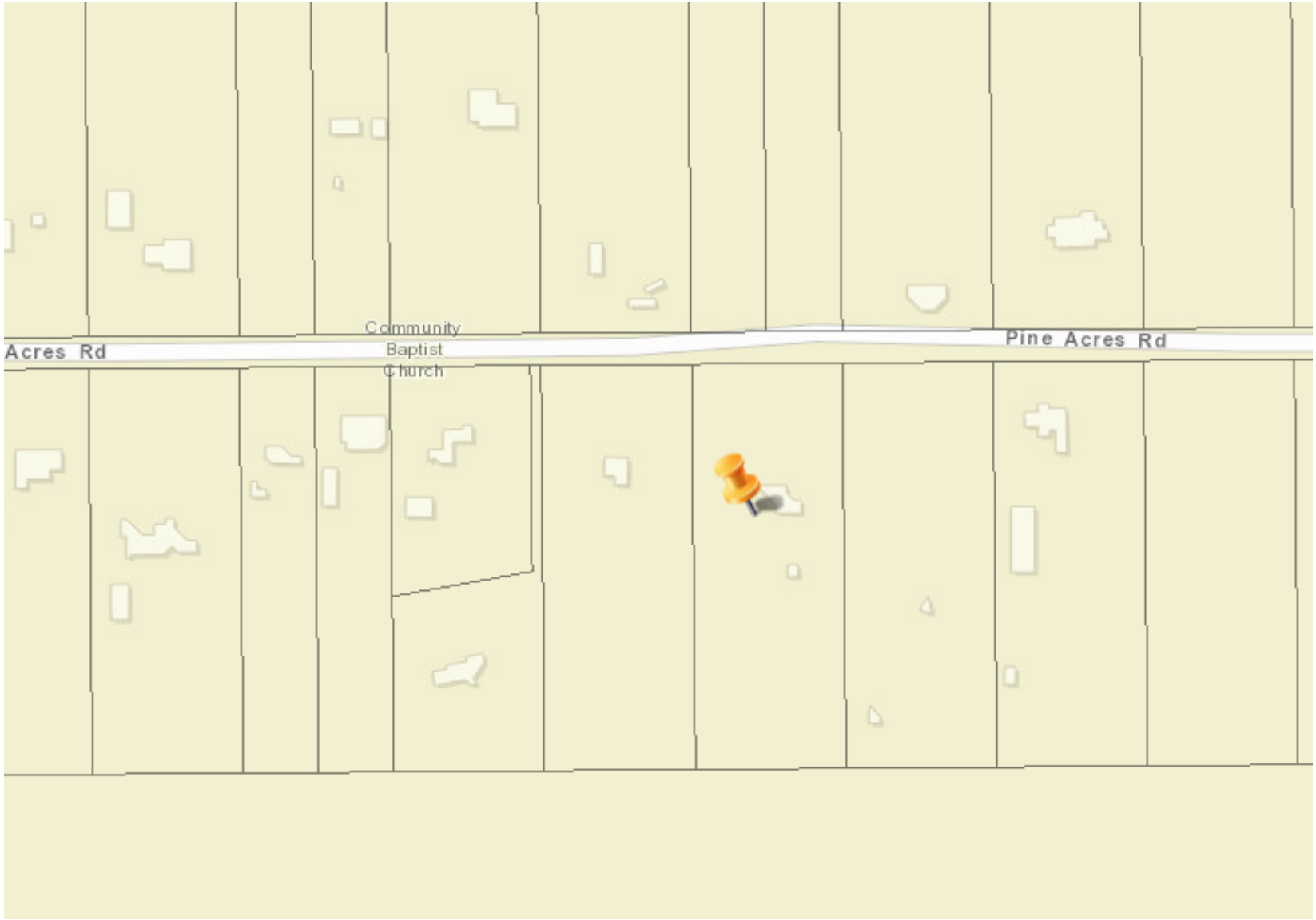
5. Applicant requests 1,500,000 gallons for 2025 and annually thereafter.

6. **District Staff Technical Review and Recommendation:** Applicants well is to serve 250 students and staff at the Community Grove School. District staff has reviewed the information supplied and recommends to the General Manager, that she recommend the board approve registration of the existing Chicot/Evangeline well and the requested allocation of 1,500,000 gallons for the Chicot/Evangeline annually.

7. Meter has already been properly installed.

Gillaspie Real Estate, LLC OP-25060902-CHEV

2675 Pine Acres Dr., Conroe



C & R Water Supply Inc (Crockett Meadows)

Attn: Melanie White
P.O. Box 187
Willis, TX 77378

Permit No. OP-25061201-CHEV

Operating Permit

Date of Hearing:	7/8/2025
Request:	70,000,000 gallons
GM Recommendation:	70,000,000 gallons
Water use:	Public Water Supply (PWS) & Commercial
Location:	10454 Sugar Mill, Conroe
Well Registration:	2025061201
Depth (ft):	750
Diameter (in):	10

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 July 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 70,000,000 gallons for 2025 and annually thereafter.
5. Applicant will provide water for the Crockett Meadows subdivision.
6. **District Staff Technical Review and Recommendation:** Applicant states they will utilize the requested allocation to provide water for a new subdivision with 1000 initial connections, a convenience store center with multiple connections and 70,684 square feet of irrigation within the subdivision. Applicant estimates a buildout of 2,000 residential connections, 20 commercial connections and 20 irrigation connections. District staff has reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the registration and construction of one Chicot/Evangeline (CHEV) well and the requested annual allocation of 70,000,000 gallons for the Chicot/Evangeline (CHEV) aquifer.

C & R Water Supply Inc (Crockett Meadows)
OP-25061201-CHEV
Well Reg. 2025061201
10454 Sugar Mill, Conroe

Conroe ISD (Moorehead Jr. High)

Attn: Marshall Schroeder, Director of Custodial/Maintenance
1900 FM 2854
Conroe, TX 77304

Permit No. OP-11061602E-CHEV

Amend Operating Permit

Date of Hearing:	7/8/2025
Requested gallons:	No additional gallons at this time
GM Recommendation gallons:	No additional gallons at this time
Water use:	Public Water Supply (PWS), Irrigation
Location:	13735 Grangerland Road, Conroe
Well Registration:	2025061002
Depth (ft):	200
Diameter (in):	4

Information

1. **Amend permit** - add well to aggregate system in the Chicot/Evangeline (CHEV). Permit Term: commencing July 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 is not requesting to increase allocation at this time.

5. Applicant currently has HUP049-CHEV in the amount of 2,001,000 gallons, HUP317A-CHEV in the amount of 12,738,100 gallons and OP-11061602D-CHEV in the amount of 18,261,900 gallons. Amount available pending approval of this application equals 33,001,000 gallons, affecting wells located at (a) purposed 13735 Grangerland Road, Conroe, (b) 13715 Grangerland Road, Conroe, (c) 16840 FM 2090, Conroe, and (d) 16840 FM 2090, Conroe.

6. Applicant's reported pumpage for 2025 equals 11,240,668 gallons.

7. **District Staff Technical Review and Recommendation:** Applicant currently provides water for 4 Public School Campuses (Caney Creek High School, Moorehead Junior High School, Ben Milam Elementary School and Grangerland Intermediate School, also including the East Transportation Facility and is a back-up source for providing water for the local Caney Creek Fire Station. Applicant's new well will serve irrigation of 2 football fields and 1 baseball field. District staff has reviewed the information supplied and recommended to the General manager that she recommend the Board approve the registration and construction of 1 Chicot/Evangeline well.

OP-11061602E-CHEV
Conroe ISD – Moorehead Jr. High
Well Reg. 2025061002
13735 Grangerland Road, Conroe

Dustin & Jessica Haake

27295 Star St.
Splendora, TX 77372

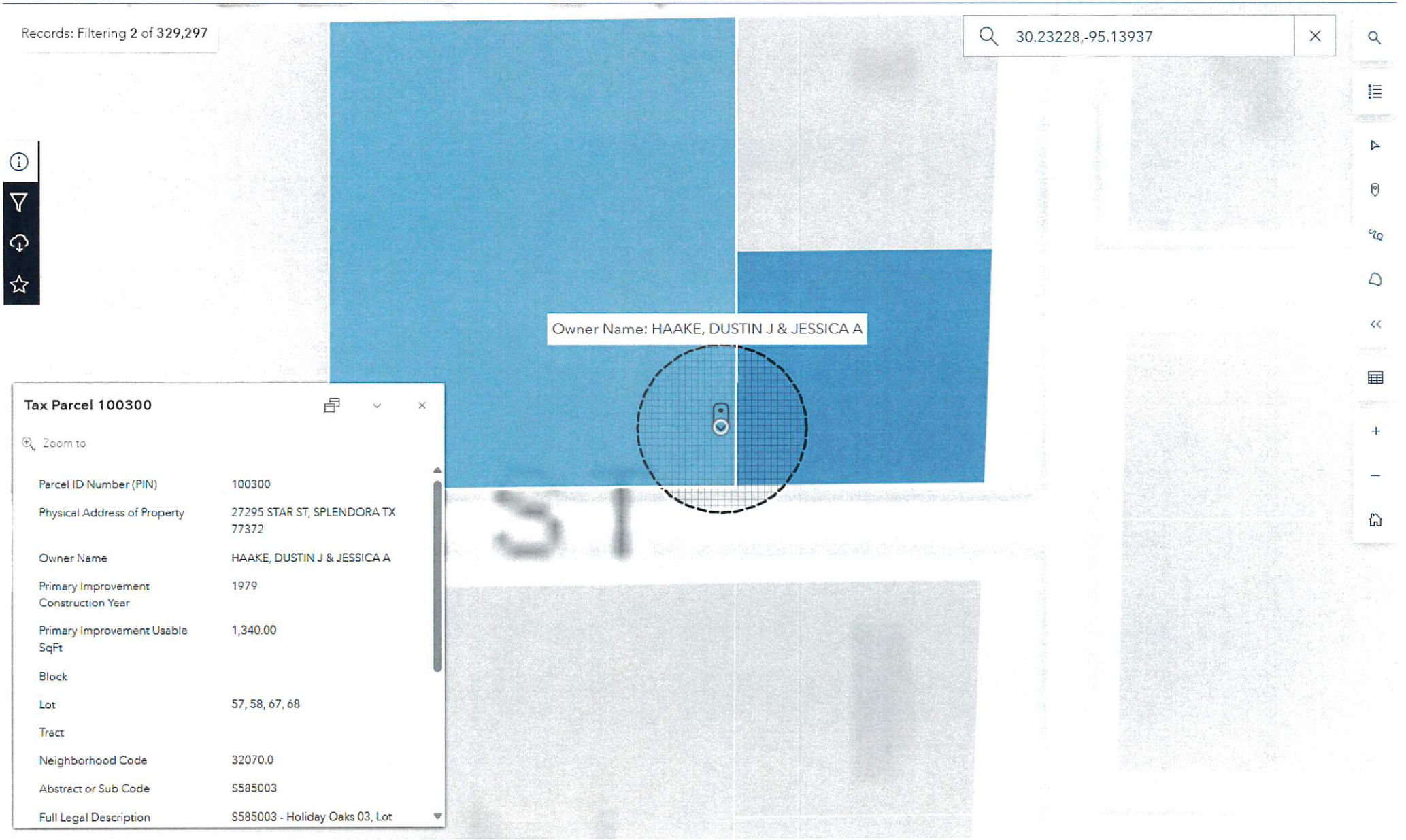
Exempt Well Registration
2025052803

Exempt Well Registration

Date of Hearing:	7/8/2025
Water Use:	Exempt - Single Family Residence
Location:	27295 Star St, Splendora
Well Registration:	2025052803
Depth (ft):	180.0
Diameter (in):	2.0

Information

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


Records: Filtering 2 of 329,297
30.23228,-95.13937
Owner Name: HAAKE, DUSTIN J & JESSICA A
Tax Parcel 100300
Zoom to
Parcel ID Number (PIN) 100300
Physical Address of Property 27295 STAR ST, SPLENDORA TX 77372
Owner Name HAAKE, DUSTIN J & JESSICA A
Primary Improvement Construction Year 1979
Primary Improvement Usable SqFt 1,340.00
Block
Lot 57, 58, 67, 68
Tract
Neighborhood Code 32070.0
Abstract or Sub Code S585003
Full Legal Description S585003 - Holiday Oaks 03, Lot

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
JUNE 10, 2025
HEARING ON CONTESTED ENFORCEMENT
MATTER MINUTES

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 June 10, 2025.

1. CALL TO ORDER:

The meeting was called to order at 4:00 p.m.

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Stuart Traylor
Kenneth Earnest
Jonathan Prykryl (Virtual)
John Wertz

Also present:

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

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

3. CONTESTED HEARING FOR MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152C (OP-21120801-CHEV) PURSUANT TO DISTRICT RULE 13.4.3:

President Spigener asked if there was a representative present to speak on behalf of Montgomery County Municipal Utility District No. 152C. Ms. Sarah Kouba stated that Montgomery County Municipal Utility District No. 152C timely requested a continuance and their hearing has been reset to August 12, 2025. No action is necessary.

4. CONTESTED HEARING FOR AT KINGWOOD, L.P. (OP-09042701D-CHEV) PURSUANT TO DISTRICT RULE 13.4.3:

President Spigener asked if there was a representative present to speak on behalf of AT Kingwood, L.P. petition. Ms. Sarah Kouba first gave an overview regarding the violation. A representative for AT Kingwood, L.P., Ms. Samantha Garcia-Perez addressed the Board with her account of reasons as to why they are requesting the refund of the penalty fee. Ms. Stacey Reese gave an outline of penalty amounts. Ms. Sarah Kouba suggested that the District move forward with the hearing and gave reasons to why. President Spigener called for a motion to move forward with the penalty.

Vice President Bouché made a motion that we move forward with the violation. Director Stuart seconded the motion. The motion passed.

5: CONTESTED HEARING FOR JENNY SUE'S PET GROOMING (OP024012601B-CHEV) PURSUANT TO DISTRICT RULE 13.4.3:

President Spigener asked if there was a representative present to speak on behalf of Jenny Sue's Pet Grooming petition. No one attended the meeting to speak on behalf of Jenny Sue's Pet Grooming. Ms. Sarah Kouba stated that she spoke to Jenny Sue the day of the hearing, during which Ms. Sue requested a continuance. According to District Rules, this request was not made in a timely manner. Ms. Sarah Kouba suggests the Board move forward with the violation. Ms. Stacey Reese gave an overview of the rules for requesting a timely continuance. President Spigener called for a motion to deny the continuance and move forward with the violation. Vice President Bouché moved that we deny the continuance and move forward with the violation. Treasurer Earnest seconded the motion. The motion passed.

6. CONTESTED HEARING FOR HOUSTON CONST TODAY, INC (OP-08012301A-CHEV) PURSUANT TO DISTRICT RULE 13.4.3:

President Spigener asked if there was a representative present to speak on behalf of Houston Const Today, Inc. No one attended the meeting to speak on behalf of Houston Const Today, Inc. Ms. Sarah Kouba stated Houston Const. Today, Inc. has requested a contested case hearing for violations issues. She gave an overview of District timelines regarding due dates to avoid District violations. She mentions that we still do not have annual water use fees from Houston Const. Today, Inc. She gave a detailed accounting for reasons why the District is pursuing this violation. Ms. Sarah Kouba suggests the Board move forward with the violation. The Board asked clarifying questions of Ms. Sarah Kouba. Vice President Bouché made a motion to move forward with the violation. Director Traylor seconded the motion. The motion passed.

7. ADJOURN:

There being no further business Director Traylor moved to adjourn the meeting and Treasurer Earnest seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 4:21 PM.

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

_____

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT

JUNE 10, 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 June 10, 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
Stuart Traylor
Kenneth Earnest
Jonathan Prykryl (Virtual)
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Britny Anderson	Education & Outreach Coordinator
Stacey Reese	District Counsel (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

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

3. PRAYER AND PLEDGES OF ALLEGIANCE:

Prayer and pledges of allegiance were done during the Hearing on Contested Enforcement Matter prior to this meeting.

4. PUBLIC COMMENTS:

There was a virtual comment received during the meeting from Mr. Sanathan Chandra regarding concerns of a neighboring well that he said was permitted that he would like someone to look at. He believes it will affect his well in the future as it is within the 10 foot spacing exception.

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

Ms. Kouba provided an overview of 10 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 – Holderrieth Road 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 numbered 2 – Utilities Investment Co., Inc. (Peach Creek Plantation). 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 – Winn Holdings, LLC. Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 4 – Nerro Supply, LLC (White Oak Valley). 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 – Bayou Land Conservancy. 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 -5. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 6 – Montgomery County MUD #125. Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 7 – Jose Rangel & Abilene Orozco. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 8 – Isaias Belsai Palacios Lopez & Rosa Maria Garcia Romero. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 9 – Andres & Juana Zuniga. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 10 – Dorotea Garcia. Due to a spacing exception, 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 6 - 10. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the June 10th, 2025, Public Hearing on Permit Applications and Treasurer Earnest seconded the motion. The meeting was adjourned at 6:13 p.m.

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

_____

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
JUNE 10, 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 June 10, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:13 p.m.

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Stuart Traylor
Kenneth Earnest
Jonathan Prykryl (Virtual)
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Britny Anderson	Education & Outreach Coordinator
Stacey Reese	District Counsel (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
and members of the public	

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

3. PUBLIC COMMENTS:

We received two public comments prior to the meeting.

For **Item 4** and **Item 5**, Executive session will not be held this meeting.

6. APPROVAL OF THE MINUTES:

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

- April 30, 2025, Special Meeting of the Board of Directors
- May 13, 2025, Minutes of Public Hearing on Permit Applications
- May 13, 2025, Regular Meeting of the Board of Directors
- May 28, 2025, Special 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.

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.

2) Review of unaudited financials for the month of March 2025
Ms. Kouba presented the financial review for May 2025.

C. External Affairs Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener reported that the External Affairs Committee met May 20th and continue to meet monthly to discuss improvements in external communications. President Spigener attended the Southwest Montgomery County Chamber Monthly Luncheon May 22nd and the 4th Annual Hurricane Preparedness Forum on May 27th with Ms. Sarah Kouba. He attended the GMA 14 Joint Planning Meeting on May 28th. President Spigener attended the Conroe Lake Conroe Chamber Monthly Luncheon June 2nd with Vice-President Bouché and Ms. Sarah Kouba. He also attended the Greater East Montgomery County Chamber Luncheon on June 4th with Ms. Sarah Kouba.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Director Traylor reported that the DFC Committee continues to meet weekly. He stated that the District's Management Plan has been approved by the Texas Water Development Board (TWDB) and has been published to our website. The District is waiting for TWDB to approve the model update as complete. TWDB has posted the GMA 14 model update for public comment until June 25, 2025. The DFC Committee continues to discuss options for managing the GPS Stations in Montgomery County that belong to the District, the best practices regarding analyzing that data and exploring a more direct approach in connection to the District's commitment to studying and understanding subsidence. The District is presently in discussion with Texas A&M. President Spigener showed his gratitude for the DFC Committee. He also mentioned our Management Plan has been approved by TWDB and is on the District website.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
Mr. Chris Drabek gave an update regarding GMA 14 moving forward with development of a predictive model run file and working with the other groundwater conservation districts to gather their data, so that the District can start making runs. President Spigener showed appreciated to the District Technical Consultants.

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. GMA 14 met at the District office on May 28th for a successful meeting discussing factors 5 and 6, socioeconomic impacts and subsidence. Our District technical consultants put together very informative presentations for the full GMA, but also a more granular presentation specific to Montgomery County that we believed was helpful to the GMA voting members in understanding not only the challenges Montgomery County is facing with growth, but the sound reasoning behind our management policies. The GMA 14 June meeting has been cancelled, and factors 7 and 8 will now be

discussed with factor 9 in September. The date for that meeting is yet to be determined but will either be September 17th or September 23rd. The District's legal consultant, Stacey Reese, is coordinating according to the schedules of the attorneys she has contacted that have shown willingness to participate in a panel of discussion regarding their expertise in private property rights, and let the legal experts provide clarity for us, the better we can manage to the law within the factor. Ms. Kouba stated to mark your calendars for September 17th and September 23rd and as soon as we have confirmation, we will announce the date.

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 focused on ensuring permit holders and drillers are complaint with current rules.

8. DISCUSSION ON POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER INITIATING A LAWSUIT FOR FAILURE TO SUBMIT 2024 PRODUCTION REPORTS AND/OR PENALTIES ASSOCIATED WITH UNTIMELY SUBMISSIONS:

President Spigener stated that this item it to issue a show cause order directing those in violation to appear at a show cause hearing for that purpose and show cause why appropriate action should not be taken for failure to submit 2024 production reports. Ms. Sarah Kouba gave a brief overview of the number of violators.

President Spigener called for a motion to move forward with issuance of a Show Cause Order to the permittees listed. Vice President Bouché moved to issue the Show Cause Order and Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed to approve the issuance of a Show Cause Order.

9. DISCUSSION ON POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER INITIATING A LAWSUIT FOR FAILURE TO SUBMIT PAYMENT FOR 2025 WATER USE FEES AND/OR PENALTIES ASSOCIATED WITH UNTIMELY SUBMISSIONS:

President Spigener stated that this item it to issue a show cause order directing those in violation to appear at a show cause hearing for that purpose and show cause why appropriate action should not be taken for failure to submit payment for 2025 Water Use Fees. Ms. Sarah Kouba gave a brief overview of the number of violators.

President Spigener called for a motion to move forward with issuance of a Show Cause Order to the permittees listed. Vice President Bouché moved to issue the Show Cause Order and Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed to approve the issuance of a Show Cause Order.

10. DISCUSSION ON POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER INITIATING A LAWSUIT FOR OVERPRODUCTION OF PERMITTED ALLOCATION DURING THE 2024 CALENDAR YEAR AND/OR PENALTIES ASSOCIATED WITH UNTIMELEY SUBMISSIONS:

President Spigener stated that this item it to issue a show cause order directing those in violation to appear at a show cause hearing for that purpose and show cause why appropriate action should not be taken for overproduction of permitted allocation during the 2024 calendar year. Ms. Sarah Kouba gave a brief overview of the number of violators.

President Spigener called for a motion to move forward with issuance of a Show Cause Order to the permittees listed. Director Wertz moved to issue the Show Cause Order and Vice President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed to approve the issuance of a Show Cause Order.

11. DISCUSSION ON POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER INITIATING A LAWSUIT FOR VIOLATIONS ISSUED IN 2025 AND/OR PENALTIES ASSOCIATED WITH NON-COMPLIANCE OF DISTRICT RULES:

President Spigener stated that this item it to issue a show cause order directing those in violation to appear at a show cause hearing for that purpose and show cause why appropriate action should not be taken for violations issued in 2025 and/or fines associated with non-compliance of District Rules. Ms. Sarah Kouba gave a brief overview of the number of violators.

President Spigener called for a motion to move forward with issuance of a Show Cause Order to the permittees listed. Director Traylor moved to issue the Show Cause Order and Vice President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed to approve the issuance of a Show Cause Order.

12. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that top priorities for the District in May have included continued preparations for Groundwater Management Area 14 (GMA14) for this joint planning cycle, maintaining a pulse on the legislative session that just wrapped up in Austin, and enforcements violations of district rules, and for late, or missing water use fees for 2025, and/or missing or incomplete production reports from 2024. The District continues working through the proposal of the rebuild of the district software database and the development of sustainable software, the finishing stages of completing the new district website, draft rule development, continued sharpening of applications and processes, new staff training and development, the implementation of conservation educational programs, and community involvement and informational outreach strategies. Ms. Kouba asked 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 for 2025, and this is without exception. To Ms. Kouba's understanding, the Permitting Team has been issuing verbal warnings for years to habitual offenders that force the district to average their water usage due to this violation of district rules. We see 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. 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. The district has implemented an inspection process at the drilling stage to confirm the location on the application matches the staked location (within the allowable buffer, not to encroach on spacing requirements), the HP, the casing size, and the flow testing. Our District Field staff contact the driller listed on the application, and in the event the driller is still to be determined, the field staff contact the permit holder at time of approval to coordinate this inspection. Our inspectors are working diligently to work around your drilling timeline (within reason). This is not a rule change, this is simply ensuring compliance of your approval at the front end of the drilling versus post the completion of drilling. Ms. Kouba states that it has come to her attention that some drillers are refusing to return the call for our field staff and drilling prior to our confirmation of location. Please note that should our field staff find adequate reasoning by their own discretion to question the casing size, or the HP, they reserve the right to request the pump be removed for verification. That will be a much more tedious and expensive process than showing the field staff prior to installation. Additionally, should the field staff identify the drilled location is not within the allowable buffer, or is encroaching on spacing requirements, violations will be issued at the maximum of the penalty range as a deterrent to ensure all adhere to district protocol for inspection. Again, this field inspection to ensure compliance is to be a helpmeet to prevent violations. If you are following the registration and/or the operating permit process in compliance, this should not be a hindrance. For drillers, property owners, or permit holders that have chosen not to follow District Rules by ensuring a proper permit or registration is issued prior to drilling or have chosen to drill outside of the permit or registration approval (whether location, size, capacity, etc.) violations will be issued accordingly. A reminder that our rules are in place to protect the aquifer, and to protect unreasonable impacts on neighboring wells, a responsibility Ms. Kouba states she takes seriously. The District needs to know where these wells are, when they are drilled, and we need to know they were drilled in compliance with our rules. This district is doing all we can to ensure your rights to use your groundwater are protected. The District is consistently challenging premature restrictions both regionally and statewide, but this is a partnership. Do not drill in Montgomery County without proper authorization. Our staff are here to help you, and they work hard to do all possible to get you through the permitting or registration process as timely as possible. Follow the rules, and we'll work with you. Additionally, Ms. Kouba made a correction to a statement made at the last GMA 14 meeting regarding her expressed concern of rising cost of surface water from the San Jacinto River Authority (SJRA), which would create additional challenges toward the progressive move to conjunctive use throughout our county. This comment was due to a committee announcement at the GRP Review Committee Meeting at SJRA in May, that an increase in the raw surface water associated with the changing of the water source from the Conroe Division to the City of Houston. It is now understood that the increase in price of City of Houston's raw surface water will not result in a GRP rate increase because the additional costs will be addressed in the budget for the GRP division and absorbed through previous payments from GRP participants. Ms. Kouba thanked Mr. Aubrey Spears, General Manager of SJRA, for clearing up that error and ensuring our communication to the public remains aligned. Ms. Kouba then went on to list prior and future meetings and what is discussed, and scheduled events/upcoming travel. President Spigener stated that the attention to discipline

around the rules of the District is to make sure that we can provide the highest practicable use of the water that we have. If we are going to manage this properly, we need to make sure everyone is following the rules. He then shows appreciation to Ms. Sarah Kouba for correcting a previous statement she had made. Ms. Kouba gave an example of a permittee who is having issues in the well application process due to records we received previously not being accurate, and if they were, this would not have happened. The more accuracy we can have regarding the GPS coordinates, the better we can help manage.

13.GENERAL COUNSEL'S REPORT:

Ms. Reese stated she has no updates for the board at this time.

14. NEW BUSINESS:

No new business

15. ADJOURN:

There being no further business Director Traylor moved to adjourn the meeting and Director Wertz seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 6:48 PM.

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

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Janice Thigpen, Board Secretary

July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	*2*	***3***	*4* ***Independence Day*** ***Office Closed***	*5*
6	*7*	***8*** ***LSGCD*** ***Board of Directors*** ***Meeting 6PM***	*9*	*10*	*11*	*12*
13	*14*	***15***	*16*	*17*	*18*	*19*
20	*21*	***22***	*23*	*24*	*25*	*26*
27	*28*	*29*	*30*	*31*		