LONE STAR
GROUNDWATER CONSERVATION DISTRICT

AUGUST 12, 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 August 12, 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 (Virtual)
Stuart Traylor
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
Chris Drabek	District Technical Consultant (Virtual)
James Beach	District Technical Consultant (Virtual)
Mike Keester	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:

Treasurer Earnest led the prayer. Director 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 9 applications listed. Applications numbered 1-4 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 -4.

Ms. Kouba provided an overview of application number 1 – Daniel Morua Jr. 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 – RFL Greenspace, L.P. 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 – 83 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 4 – SEMKO, 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 -4. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 5 – Utilities Investment Company, Inc. (Cielo Subdivision). Due to a required hydrogeological report, as well as 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 6 – City of Conroe. 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 – German & Lourdes Albiter Benitez. 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 – Robin M. Leonard & John A. Knighten II. 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 – Jose Eluid Garza Jr. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

President Spigener called for a motion to approve. Treasurer Earnest moved to approve that which is requested for applications number 5-9. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the August 12th, 2025, Public Hearing on Permit Applications and Treasurer Earnest seconded the motion. The meeting was adjourned at 6:08 p.m.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF SEPTEMBER 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
AUGUST 12, 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 August 12, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:09 PM.

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 (Virtual)
Stuart Traylor
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
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3. PUBLIC COMMENTS:

We received two public comments via email prior to the meeting from Mr. Bill Beran and Mr. Michael Sullivan. Mr. Cote made a public comment regarding a public information request he made to the District and protested the response he received. Mr. Cote asked for clarification from the Board for his public information request. Ms. Reese made Mr. Cote aware that the Board was not allowed to engage in dialogue and reminded him that if he wanted to discuss the matter further, he would need to set a meeting with the General Manager. Mr. Kessler made public comment thanking the District for setting up an upcoming meeting with the Directors. He then asked the District to incorporate training for Directors to avoid disparaging comments made during communication.

For **Item 4** and **Item 5**, Executive session will not be held during 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 Wertz seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented:

- July 8, 2025, Public Hearing on Permit and Permit Amendment Applications
- July 8, 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.

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 July 2025
Ms. Kouba presented the financial review for July 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 is meeting monthly to discus improvement in external communications for the District. President Spigener stated that he attended the Southwest Montgomery County Chamber luncheon with Secretary Thigpen and Ms. Kouba on July 24th. He then stated Vice-President Bouché and Ms. Kouba attended the Conroe Lake Conroe Chamber Luncheon August 11th.

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 met twice in July. He made the public aware that the Stakeholder Meeting for the public comments received by the Texas Water Development Board was held virtually July 30th. The meeting was required for the model update where the TWDB publicly addressed public comments they had received. Lone Star acted as a co-host for the meeting since the Lone Star consultants did the work and covered the investment of updating the model for the GMA 14 region. If anyone in the public was unable to attend virtually, the recording can be found on the District's website. He also relayed that GMA 14 will meet again on September 17th and that the district consultants are preparing for that meeting and keeping the committee informed of their progress on model runs.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
Mr. Mike Keester gave an update regarding comments provided to the Texas Water Development Board and have added them to their report. The report addresses and responds to those comments and is being finalized. The technical consultants have an upcoming stakeholder forum follow-up meeting with TWDB. After that meeting, the final report should be ready to be submitted. Ms. Kouba then gave a brief update regarding Region H for the Board and the public. Region H is putting together comments received publicly for the State Water Plan.

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.
The next GMA 14 meeting will be hosted at the District office in Conroe where factors 7, 8 & 9 will be discussed on September 17th at 1PM.

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 District staff is still working towards rule revisions. Ms. Kouba stated the District is still working through enforcements for late or missing water use fees for 2025 allocations, as well as late, missing, or incomplete productions reports for 2024. Show cause on enforcements is scheduled for the following day, August 13th.

8. DISCUSS, CONSIDER AND TAKE ACTION REGARDING AGREEMENT FOR PROFESSIONAL SERVICES ON A TASK ORDER BASIS WITH HALFF ASSOCIATES, INC.:

President Spigener called for a motion to approve the Halff contract with discretion for legal and General Manager to finalize the contract for signature. Treasurer Earnest moved to approve the Halff contract. Director Traylor seconded the motion. Motion passed. Ms. Stacey Reese clarified that the District is still waiting for Halff to correct some terms in the contract that contradicted each other but that the contradictions do not interfere with the base of the contract.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that the top priorities for the District in July have included continued preparations for Groundwater Management Area 14 for this joint cycle, maintaining a pulse on the special session covering additional and new groundwater legislation called by the Governor, enforcements off violations, ensuring compliance of drilling according to approval, wrapping up the proposal for the district software update, launching the updated district website, continued community outreach by way of Chambers, and special events, and development and research of the rainwater harvesting barrel conservation program, and comprehensive overview of the Lone Star GCD high school scholarship program. Ms. Kouba then gave an overview of weekly and monthly meetings, along with past and upcoming events she has and will attend.

10.GENERAL COUNSEL'S REPORT:

Ms. Reese stated there were no updates for the Board at this time. She then gave a legislative update for the current special session. She states that here have been four groundwater bills filed by Representative Cody Harris, the chairman of the Natural Resources Committee in response to a large drilling permit application that was filed in east Texas looking to withdrawal 49,000 acre-feet from 43 wells. There have been companion bills filed but have not been picked up so far. Ms. Reese then gave a brief overview of what the bills put forth would entail if passed.

11. NEW BUSINESS:

No new business

12. 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 8:03 PM.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF SEPTEMBER 2025.

Janice Thigpen, Board Secretary