LONE STAR
GROUNDWATER CONSERVATION DISTRICT

AUGUST 13, 2025

MINUTES OF SHOW CAUSE HEARING FOR ENFORCEMENT MATTERS

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 13, 2025.

1. CALL TO ORDER:

President Spigener called to order the Show Cause Hearing for Enforcement Maters at 9:00 a.m. announcing the meeting open to the public.

2. ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener
Janice Thigpen
Jon Paul Bouché
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
Dawn Havran	Permitting Technician
Stacey Reese	District Counsel
and members of the public	

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

3. SHOW CAUSE HEARING DIRECTING THE BELOW LISTED, ("RESPONDENT(S)"), PURSUANT TO DISTRICT RULE 12.5. TO APPEAR BEFORE THE LONE STAR GCD BOARD OF DIRECTORS AND SHOW CAUSE WHY THE DISTRICT SHOULD NOT:

1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual water production report and/or fines associated with timely submission;

2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Ms. Kouba asked if anyone was present for show cause due to failure to submit 2024 annual water production reports and/or fines associated with timely submission. Mr. Hendon with Diversified Equipment came forward. Ms. Kouba gave an overview as to why Diversified Equipment was in violation with the District. Mr. Hendon asked about the dates on which he was supposed to turn information into the District that would have prevented the violation penalties. Ms. Kouba listed the enforcement timeline date and recommended that the Board move forward with the violations. President Spigener called for a motion to give Mr. Hendon 30 days to get in compliance with District before having legal move forward and:

1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual water production report and/or fines associated with timely submission;

2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Director Bouché moved that the Board allow Mr. Hendon 30 days to get in compliance. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba asked if anyone else was present for show cause due to failure to submit 2024 annual water production reports and/or fines associated with timely submission. Mr. Bill came forward and gave reasoning as to why he wasn't able to give the information requested from the District to be in compliance in a timely manner. He is also not sure why his water well is permitted as it is strictly for residential use. Mr. Bill requested an extension time of 60 days to pay his fines. Ms. Kouba gave an overview as to why Mr. Hendon was in violation with the District. Ms. Stacey Reese clarified with Mr. Bill that if he believed his well was used for exempt use, he could contact the Permitting Manager Ms. Samantha Branham and see if he qualifies to have the permit removed. Ms. Kouba recommended that the Board move forward with the violations.

Director Bouché moved that the Board allow Mr. Bill 60 days to get in compliance. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

4. **SHOW CAUSE HEARING DIRECTING THE BELOW LISTED, ("RESPONDENT(S)"), PURSUANT TO DISTRICT RULE 12.5. TO APPEAR BEFORE THE LONE STAR GCD BOARD OF DIRECTORS AND SHOW CAUSE WHY THE DISTRICT SHOULD NOT:**

   1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual Water Use Fees and/or fines associated with timely submission;

   2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

   3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Ms. Kouba asked if anyone was present for show cause due to failure to submit 2024 annual Water Use Fees and/or fines associated with timely submission. There was no one present.

5. **SHOW CAUSE HEARING DIRECTING THE BELOW LISTED, ("RESPONDENT(S)"), PURSUANT TO DISTRICT RULE 12.5. TO APPEAR BEFORE THE LONE STAR GCD BOARD OF DIRECTORS AND SHOW CAUSE WHY THE DISTRICT SHOULD NOT:**

   1) issue a cease-and-desist order pursuant to District Rule 12.6(c) for failure to remit the overproduction fees and fines associated with the 2024 withdrawal of groundwater in an amount which exceeded the specific amount authorized for withdrawal of the authorized amount;

   2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

   3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Ms. Kouba asked if anyone was present for show cause due to failure to remit the overproduction fees and fines associated with the 2024 withdrawal of groundwater in an amount which exceeded the specific amount authorized for withdrawal of the authorized amount. Mr. Bleyl with Bleyl Engineering representing the City of Willis, came forward to ask for an extended 30 days to pay the violation fees. Ms. Kouba recommended to the Board that they allow an extension of 60 days for the City of Willis to come into compliance with the district. Vice-President Bouché moved that the Board allow an extension of 60 days. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. **SHOW CAUSE HEARING FOR GG DRILLING (MCGREGOR RD) PURSUANT TO DISTRICT RULE 12.5**

   A. **Show Cause Hearing directing GG Drilling (McGregor Rd), ("Respondent"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:**

1) issue a cease-and-desist order pursuant to District Rule 2.1, 11.2 for drilling a new exempt well without first obtaining a well registration and associated penalties.

2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Ms. Kouba asked if anyone was present to represent GG Drilling (McGregor Rd). There was no one present.

6. SHOW CAUSE HEARING FOR GG DRILLING (TYBEE LN) PURSUANT TO DISTRICT RULE 12.5

A. **Show Cause Hearing directing GG Drilling (Tybee Ln), ("Respondent"), pursuant to District Rule 12.5, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:**

1) issue a cease-and-desist order pursuant to District Rule 2.1, 11.2 for drilling a new exempt well without first obtaining a well registration and associated penalties.

2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Ms. Kouba asked if anyone was present to represent GG Drilling (Tybee Ln). There was no one present.

Ms. Kouba lists out those who are remaining for failure to submit their 2024 annual production reports and/or fines associated with timely submission. No representatives for the below listed show cause are present despite proper notice;

1. **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
2. **Ancestral Supplements HQ** (OP-22020701-JSPR)
3. **BR Myers Holdings, LLC** (OP-21090701-CHEV)
4. **Brenda Borrayo** (OP-10032401-CHEV)
5. **Carlos Ruiz** (OP-09122301C-CHEV)
6. **Carolyn Beal** (OP-12090601A-CHEV)
7. **David Valdos Mendoza** (OP-22041801-CHEV)
8. **Denbury Onshore, LLC (Central Treating)** (HUP324A-CHEV)
9. **Denbury Onshore, LLC (Compressor Station)** (HUP3256.-0iEV/OP-17101901B-CHEV)
10. **Denbury Onshore, LLC (FM 1314)** (OP-07062103D-CHEV)

11. **Dennis Davis** (OP-20081801B-JSPR)
12. **Five JAB** (OP-09081901-CHEV)
13. **Jamatt Ventures, LLC** (OP-16062101-CHEV)
14. **Mccants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
15. **Naushaba Arif (Montessori Villa)** (OP-05110201A-CHEV)
16. **Paradise Cove Water System** (HUP162-JSPR/OP-10050301B-JSPR)
17. **Rayford Medical Park (America's Family Dental)** (OP-09021703-CHEV)
18. **Rayford RV LLC** (OP-04050701A-CHEV)
19. **Resco Electric Ltd** (OP-14040901A-CHEV)
20. **Roman Forest Consolidated MUD** (HUP189-CHEV/OP-11120102-CHEV)
21. **Ross Forword** (OP-23060201-CHEV)
22. **RS Investments, LLC (Maximum Athletics)** (OP-16011402B-CHEV)
23. **SP Utility Co., Inc** (Cypresswood Subdivision) (OP-21100601-CHEV)
24. **SS Magnolia FM Road, LLC** (OP-06012001B-CHEV)
25. **Stephen Shahmoradi** (OP-09073001-CHEV)
26. **Texcon Ready Mix** (OP-18090902A-CHEV)
27. **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
28. **CKG Services, LLC** OP-08100601A-CHEV
29. **David Blackwood** OP-07082401-CHEV
30. **Denbury Onshore, LLC (Wilcox Treating)** HUP0758-CHEV
31. **Gulf Coast Stabilized (Plant #20)** OP-20072302-CHEV
32. **Lake Conroe Forest HOA** OP-11081001-CHEV
33. **Nolley Lake Properties, LLC** OP-07121301C-CHEVOP-07121301C-JSPR
34. **Tri-Flo International** OP-08030302-CHEV

Ms. Kouba asks that the Board make one motion to:

1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual water production report and/or fines associated with timely submission;

2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

President Spigener called for a motion to proceed. Vice-President Bouché made a motion to proceed. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba lists out those who are remaining for failure to submit their 2024 annual Water Use Fees and/or fines associated with timely submission. No representatives for the below listed show cause are present despite proper notice;

1.) **AGAP Spring Sawdust LLC** (OP-051006018-CHEV)
2.) **Alliance Farm and Ranch LLC** (OPAG-14050802A-CHEV)
3.) **Angel Texaco** (OP-08102701D-CHEV)
4.) **Bridgewood Farms** (HUP033-CHEV)
5.) **Bridgewood Farms** (OP-090505018-CHEV)
6.) **Crown Ranch Development** LTD (OP-080630018-CHEV)
7.) **David Valdos Mendoza** (OP-22041801-CHEV)
8.) **E.F. Early's Bar B Que** (HUP066-JSPR)
9.) **E.F. Early's Bar B Que** (OP-21082401-JSPR)
10.) **George Turek** (OP-09100601E-CHEV)
11.) **Houston Const Today Inc** (OP-08012301A-CHEV)
12.) **Jim (Wanda) Fox** (OP-07120501A-CHEV)
13.) **KCG Property Management** (OP-040112010-CHEV)

14.) **Lake Conroe Forest HOA** (OP-11081001-CHEV)
15.) **McCants Forest Land Limited Partnership** (OPAG-05113001A-CHEV)
16.) **Sprint Montgomery County Landfill LP** (OP-160725028-CHEV)
17.) **SS Magnolia FM Road, LLC** (OP-060120018-CHEV)
18.) **TMT Holdings, LLC** (OP-21052802-CHEV)
19.) **Tranquility Ranch Sand & Gravel** (OP-18032101C-CHEV)
20.) **Dollar General Fostoria Rd, (Store #14823)** (OP-131029028-CHEV)
21.) **Big Diamond (FM 1097)** (OP-130124028-JSPR)
22.) **Brenda Borrayo** (OP-10032401-CHEV)
23.) **China Springs Holdings LP (Pinedale MHP)** (OP-23091901-CHEV)
24.) **RBA Investments, LLC (Dollar General)** (OP-16052301-CHEV)
25.) **Carlos Ruiz** (OP-09122301C-CHEV)

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1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2024 annual Water Use Fees and/or fines associated with timely submission;

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3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

President Spigener called for a motion to proceed. Director Wertz made a motion to proceed. Director Traylor seconded the motion. President Spigener called for discussion. Director Wertz asked if the District sends any type of communication to the listed violators who may want to opt out of having a permitted well and how they could do so. Ms. Kouba stated that once you have a permit issued, it contains information that helps the permittee understand the requirements of the permit. The District does not send out regular updates regarding opting out of having a permitted well. The District Permitting Manager, Samantha Branham, has regular conversations to help people get into proper compliance. The District is also working with Secretary Thigpen on creating brochures for realtors to use when selling and purchasing property to help people understand the requirements of the District with regards to having or putting wells on the property. Ms. Stacey Reese gave a brief overview of requirements for well owners to be either exempt or non-exempt. Spigener called for a voice vote on the motion brought forward by Director Wertz. Motion passed.

Ms. Kouba lists out those who are remaining for failure to remit the overproduction fees and fines associated with the 2024 withdrawal of groundwater in an amount which exceeded the specific amount authorized for withdrawal of the authorized amount. No representatives for the below listed show cause are present despite proper notice;

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-130321010-CHEV)
4.) **Aqua Texas, Inc. (Woodlands Pkwy)** (OP-13082601D-CHEV)
5.) **CWE Utilities LLC** (HUP057A-CHEV/OP03-0015C-CHEV)
6.) **Dollar General Store #19411** (OP-18052401A-JSPR)
7.) **E.F. Early's Bar B Que** (HUP066-JSPR/OP-21082401-JSPR)
8.) **Carlos Ruiz** (OP-09122301C-CHEV)
9.) **Paradise Cove Water System** (HUP162-JSPR/OP-10050301B-JSPR)

Ms. Kouba asks that the Board make one motion to:

1) issue a cease-and-desist order pursuant to District Rule 12.6(c) for failure to remit the overproduction fees and fines associated with the 2024 withdrawal of groundwater in an amount which exceeded the specific amount authorized for withdrawal of the authorized amount;

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3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas

President Spigener called for a motion to proceed. Vice-President Bouché made a motion to proceed. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

ADJOURN:

President Spigener called for a motion to adjourn the Show Cause Hearing on Enforcement Maters. Director Traylor made a motion to adjourn. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed. The meeting was adjourned at 9:48 p.m.

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

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
AUGUST 13, 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 August 13, 2025.

1. CALL TO ORDER:

The meeting was called to order at 9:49 a.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
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
Dawn Havran	Permitting Technician
Stacey Reese	District Counsel
and members of the public	

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

3. CONTESTED HEARING FOR UNITED CONSTRUCTION TEAM, INC. PURSUANT TO DISTRICT RULE 13.4.3:

President Spigener asked if there was a representative present to speak on behalf of United Construction Team, Inc. Ms. Liliana Maldonado, Vice-President of United Construction Team, Inc. was present to contest the violations brought forth by the District. Ms. Sarah Kouba gave an overview as to the reasoning behind the District sending out a violation notice to United Construction Team, Inc. Ms. Maldonado relayed her reasoning as to what led up to United Construction Team, Inc. being given a violation by the District. Ms. Kouba clarified that the District is within their rights to pursue the violations. Ms. Maldonado asked to pay the violation fees same day and wanted to withdraw from her contest to the violation. Ms. Kouba made the Board aware that because Ms. Maldonado was going to be paying the violation same day and would be withdrawing her contest to the violation, there would be no further recourse for the District to take.

4. ADJOURN:

There being no further business President Spigener called for a motion to adjourn. Director Wertz moved to adjourn the meeting. Vice-President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed. meeting adjourned at 10:01 AM..

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

Janice Thigpen, Board Secretary