LONE STAR
GROUNDWATER CONSERVATION DISTRICT

SEPTEMBER 9, 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 September 9, 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)
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Stacey Reese	District Counsel (Virtual)
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:

Vice-President Bouché led the prayer. Director Wertz led 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 11 applications listed. Applications numbered 1-9 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 -9.

Ms. Kouba provided an overview of application number 1 – Everstead at Conroe 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 – C&R Water Supply, Inc. (Saddle Village). 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 – C&R Water Supply, Inc. (Rogers Road WS). 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 – Bellville Property Inc.. 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 – Conroe ISD (Ag Barn). Ms. Kouba provided a summary and her recommendation for the Board's consideration of the permit or permit conditions upon approval.

Ms. Kouba provided an overview of application number 6 – H & R Legacy 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 7 – ACC Houston, 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 8 – Montgomery County MUD #159 (JSPR). 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 9 – EG21, LLC (Emory Glen). 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 -9. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 10 – Montgomery County MUD #170. 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 11 – MSEC Enterprises (Montgomery Trace/Highland Ranch). Due to a required hydrogeological report, 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 10-11. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Treasurer Earnest moved to adjourn the September 9th, 2025, Public Hearing on Permit Applications and Vice-President Bouché seconded the motion. The meeting was adjourned at 6:11 p.m.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF NOVEMBER 2025.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
SEPTEMBER 9, 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 September 9, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:11 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)
John Wertz

Also present:

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

No comments were received.

For **Item 4** and **Item 5**, Executive session will be moved to after the General Counsel's Report to be respective of the public's time.

6. APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes for approval on the agenda. Without further discussion, 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:

- August 12, 2025, Public Hearing on Permit and Permit Amendment Applications

- August 12, 2025, Regular Meeting of the Board of Directors
- August 13, 2025, Show Cause Hearing on Enforcement Matters
- August 13, 2025, Notice of Hearing on a Contested Enforcement Matter

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 will be doing research into retirement plan options.

2) Review of unaudited financials for the month of August 2025
Ms. Kouba presented the financial review for August 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 discuss improvement in external communications for the District. President Spigener stated that he attended a meeting with Representative Cecil Bell, August 13th with District Counsel Stacey Reese and Ms. Kouba. He attended the Woodlands Business Advocacy Council meeting featuring Congressman Dan Crenshaw along with Treasurer Earnest, Director Wertz and Ms. Kouba. President Spigener also attended the Woodlands Chamber of Commerce Chairman's Ball August 16th with Ms. Kouba. He attended the 2025 TAGD Groundwater Summit with Secretary Thigpen, Ms. Kouba, Ms. White and Ms. Branham. Ms. Kouba added that KT Groundwater was able to attend and present for TAGD (Texas Alliance of Groundwater Districts) on our subsidence study. Ms. Kouba also spoke on a panel to discuss brackish groundwater management. She mentions how beneficial attending TAGD is for the advancement of everyone involved to have a chance to put heads together and information together and talk about challenges and solutions for groundwater across the state. President Spigener continued with his attendance to the Southwest Montgomery County Chamber luncheon featuring Morgan Lutrell with Ms. Kouba on August 28th. He also attended the Greater East Montgomery County Chamber luncheon with guest speaker James Surls, a Texas artist, celebrating the arts with Ms. Kouba. Lastly, President Spigener, Vice-President Bouché and Ms. Kouba attended the Conroe/Lake Conroe Chamber luncheon September 8th to hear speaker Representative Will Metcalf speak.

2) Discussion, review, and action as necessary to approve the 2024 Annual Report for the Lone Star Groundwater Conservation District.
Ms. Kouba gave an update regarding the 2024 Annual Report. She explains that is reflects the management objectives, performance standards for 2024 as well as education and outreach, GMA 14, subsidence study, drought monitoring, pumping and financial summaries. The draft report is prepared and is ready to be released to the public once approved by the Board. President Spigener called for a motion to approve the 2024 Annual Report. Director Wertz moved to approve the report. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Director Wertz gave an update in regards to the DFC Committees activities since the last Board meeting. He stated that the DFC Committee met twice in August. The comment period for the main model closed in July and the comment period for the geo database recently closed. The District technical consultants submitted the final report to the TWDB (Texas Water Development Board) and are waiting for them to release the GMA 14 model as the model of record for joint planning. The

GMA 14 will meet again on September 17th and the District consultants are prepping for that meeting. They are keeping the committee informed of their progress on model runs. President Spigener recognized the DFC Committee for all of the hard work that they do.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
Mr. Mike Keester mentions the consultants have submitted their final model report to the TWDB for review and that it would be 2-3 weeks for TWDB to finalize. Mr. James Beach stated that the consultants are also preparing for the upcoming GMA 14 meeting and looking forward to continuing having good discussions with the rest of the groundwater districts and moving forward with the planning process. President Spigener expressed the Boards appreciation for all of the work that the consultants have done for the District.

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 stated that the next GMA 14 meeting will be held at the District office and will discuss factors 7, 8 & 9 on September 17th at 1PM. She mentions that there will be a panel of legal consultants and attorneys, moderated by the District's legal consultant Ms. Stacey Reese, discussing private property rights.

4) Discussion and possible action regarding DFC's and joint planning with GMA 14.
Ms. Kouba informed the Board that the DFC Committee is evaluating model runs and should have an update for the Board during the October Board meeting.

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 but there is a meeting scheduled. The District staff is still working toward rule revision but has made significant progress. Ms. Kouba states that there is a conceptual meeting scheduled in early October to look into preparing for draft rule submittal and start of that process publicly.

8. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that the top priorities for the District have included continued preparations for Groundwater Management Area 14 (GMA 14) for this joint planning cycle, maintaining a pulse on the special session covering additional and new groundwater legislation, enforcements of violations, ensuring compliance of drilling according to approval, wrapping up the proposal for the districts software update, continued community outreach by way of Chambers, and special events, and development and research of the rainwater harvesting barrel conservation program, scholarship 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. She then stated that the District has an open position for an Education and Outreach Coordinator, as well as a position open for Marketing and Public Relations.

9.GENERAL COUNSEL'S REPORT:

Ms. Reese stated there were no updates for the Board at this time.

10. NEW BUSINESS:

No new business

11. ADJOURN:

There being no further business Director Wertz moved to adjourn the meeting and Treasurer Earnest seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:16 PM.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF NOVEMBER 2025.

Janice Thigpen, Board Secretary