LONE STAR
GROUNDWATER CONSERVATION DISTRICT

NOVEMBER 11, 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 November 11, 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
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
Rebekah Schlichting	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:

Director Traylor led the prayer. Secretary Thigpen 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 23 applications listed. Applications numbered 1-14 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 -14.

Ms. Kouba provided an overview of application numbered 1 – Crystal Springs Water Company Inc. (Spring Branch Crossing). 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 – Terry Wibberg. 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 3 – 3038 Investments, LLC (Leisure Lane RV Park). 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 4 – EOG Resources, Inc (6683 Old Hwy 105 W). 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 5 – SKUSA Conroe LP. 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 6 – Lennar Homes of Texas Land & Construction Ltd. (MUD #219). 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 7 – Transco Ready Mix. 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 8 – 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 numbered 9 – Iglesia Apostolica Del Nuevo Testimonio. 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 10 – Promocon Development FM 2978 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 11– Antonio Renilla. 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 12– Quadvest, L.P. (Colony at Pinehurst). 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 13 – KAAS Group 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 14 – Quadvest, LP (Firesong). 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 -14. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 15 – Montgomery County MUD # 138. Due to a required hydrogeological report, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon

approval. Ms. Kouba made the Board aware that there will be a special condition regarding this application due to unique circumstances and provided those details.

Ms. Kouba provided an overview of application numbered 16 – Texas National MUD. 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 17 – Dobbin-Plantersville WSC. 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 18 – HMW Special Utility District (Coe Country). 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 19 – City of Cut and Shoot. 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 15-19. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 20 – 102 Willis Business, LLC. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Secretary Thigpen asked for clarification on request for the spacing exception. Ms. Kouba and Ms. Branham explained why there was no other place to put the requested well.

President Spigener called for a motion to approve. Treasurer Earnest moved to approve that which is requested for application number 20. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 21 – Elvia Avila. Due to an exempt well 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 22 – Alicia Padilla Venegas. Due to an exempt well 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 23 – Alejandro Barrientos & Lucila Gallegos. Due to an exempt well spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba informed the Board that the Montgomery County Commissioners Precinct 4 office wrote letters to the District stating that they do not wish for the Board to approve applications numbered 21-23 but have not filed formal protests. Their letters were entered as public comments. Secretary Thigpen asked Ms. Kouba to further explain the application requests. Ms. Kouba clarified that the applicants submitted waivers that were not properly completed, e.g., one of the waivers was missing a signature. Treasurer Earnest asked Ms. Kouba what the applicants must do to obtain a signed waiver. Ms. Kouba stated that the applicant must fill out a form from the District, send it out within a certain time frame, and reply to the District with a certified mailed receipt including pictures of the envelope with the address as proof. Treasurer Earnest asked about the availability of public water near the requested applicants' properties. Ms. Kouba stated that there was no public water availability at this time. Secretary Thigpen asked about the County Commissioners' comments. Ms. Reese recited the letter from the County Commissioners office to the Board. She then further explained the District's response to the County Commissioners office as to how they could formally protest the applications under the Districts rules, otherwise the letters would be treated at public comment. President Spigener asked how many types of wells like these three are there. Ms. Kouba explained there is not an exact number but what was confirmed to her when she onboarded with the District was that these subdivisions were 90% complete at that time. Ms. Kouba stated that her conversation with the county regarding these subdivisions was that they are aware of three that were platted before 1986 and that this will likely not be the last time the District gets requests for these types of spacing exceptions. Treasurer

Earnest asked if there were any provision in the rules, regarding the County Commissioners office letters raised, if a well is granted within the right of way for a crash post to protect the top of the well heads to prevent a car from breaking it. Ms. Reese stated that to her understanding, the well would not be in a right of way but would refer to the Districts technical consultant Mr. Drabek. She also stated that the District checked with Mr. Drabek regarding potential health and safety risks of road runoff concerns with a conclusion that it was not a significant risk. Mr. Drabek stated that was correct and gave a slight elaboration.

President Spigener called for a motion to approve. Treasurer Earnest moved to approve that which is requested for applications number 21-23. Director Prykryl seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the November 11th, 2025, Public Hearing on Permit Applications and Treasurer Earnest seconded the motion. The meeting was adjourned at 6:36 p.m.

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

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
NOVEMBER 11, 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 November 11, 2025.

1. CALL TO ORDER:

The meeting was called to order at 6:36 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
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Rebekah Schlichting	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:

The District received four public comments prior to the Board meeting.

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, Director Traylor 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:

- September 9, 2025, Public Hearing on Permit and Permit Amendment Applications
- September 9, 2025, Regular Meeting of the Board of Directors
- September 17, 2025, Special Meeting of the Board of Directors (GMA 14 Meeting)

- September 18, 2025, Special Meeting of the Board of Directors (Public Water Supplier Meeting)

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 and there are no updates for the Board at this time.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
Treasurer Earnest reported that the Budget Committee met and reviewed both the administrative fee schedule proposed for 2026 and the District Operating and Capital Outlay Budget proposed for 2026 and will be discussed in the designated agenda item.

2) Review of unaudited financials for the months of September and October 2025.
Ms. Kouba presented the financial review for September 2025 and October 2025.

3) Review of 3rd Quarter, 2025 Investment Report
Ms. Kouba reported on the 3rd Quarter Investment Report.

4) Discuss, consider and take action on approval of Resolution #25-004 amending and re-establishing administrative fee schedule.
Ms. Kouba gave an overview of the proposed administrative fee schedule. Director Wertz asked if there was an average increase in the percentage of the fees and how the District arrived at the new proposed costs. Ms. Kouba informed Director Wertz that she did extensive research into other large groundwater conservation districts that are more reflective of the work that Lone Star does and tried to come to a reasonable amount to help compensate for all the work done by the District to ensure adequate service. Treasurer Earnest moved to adopt Resolution #25-004. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passes.

5) Discuss, consider and take action on approval of Resolution #25-005 adopting FY 2026 Operating and Capital Outlay Budgets.
Ms. Kouba gave an overview of two versions of the 2026 Budget, one of which would have a .01 cent increase, for the Board's consideration. Both proposed budgets are listed on the District's website for the public. President Spigener asked what the average cost to the average homeowner with the rate increase proposed would be. Ms. Kouba informed President Spigener that the cost would roughly be .10 cents per water bill. Secretary Thigpen asked why the District would not instead rely on some of the money that the District already has in its savings account. Ms. Kouba explained that due to the expected expansion of the Education and Outreach programs, anticipation of additional office and field staff, as well as the cost of vendor prices increasing due to inflation, potential lawsuits, petitions and continued advancements in science. Ms. Kouba stated that she believes because of these things, the District should keep a healthy coffer. President Spigener gives reasoning as to why he believes the District should adopt the increase. Treasurer Earnest asked if the District was able to revisit the budget to change the rate at a later date. Ms. Reese stated that according to the bylaws, the District is required to adopt the water use fees for the annual year and cannot change them mid-year. She explained that the District can amend the budget but that the water use fees need to be done before the end of the year for the subsequent calendar year. Treasurer Earnest stated that from his perspective, with what the District has in the bank, he cannot support an increase, to which Director Prykryl agreed. President Spigener called for a voice vote on Resolution #25-005. Treasurer Earnest moved to adopt Resolution #25-005 with the .85 cent budget. Vice President Bouche seconded the motion. Motion passes.

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. He stated that Vice President Bouché, Secretary Thigpen, Director Wertz as well as himself attended the GMA 14 planning meeting hosted at the Districts office in September 17th as well as the public water supplier's forum on September 18th. Treasurer Earnest and Director Wertz went with Ms. Kouba to present at the Woodlands Township on the 25th. President Spigener, Director Traylor and Ms. Kouba attended the 2025 Rainmaker Awards in Austin on September 30th where Representative Cody Harris was named Rainmaker of the year. Vice President Bouché, Secretary Thigpen, Ms. Kouba and several LSGCD staff attended Lobster Fest 2025 hosted by Lake Conroe Chamber of Commerce on October 2nd. President Spigener, Vice President Bouché and Ms. Kouba attended the Lake Conroe Chamber of Commerce monthly luncheon to listen to Brandon Creighton give a State of the State address.

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 September and twice in October to prepare for Groundwater Management Area 14 (GMA 14). The District consultants are preparing for the upcoming GMA 14 meeting which will be on November 19th, while keeping the committees 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. Chris Drabek stated there was nothing to add except that the consultants are preparing for the GMA 14 meeting and continuing to review model run simulations.

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 hosted at the District office in Conroe where they will be discussing legislative updates from the Texas Water Development Board (TWDB) and how it is applicable to GMA 14 and their management plans, potential model runs or discussions surrounding model runs on November 19th.

4) Discussion and possible action regarding DFC's and joint planning.
Ms. Kouba stated that the DFC Committee is still evaluating runs and potential drawdown metrics, so they are not requesting action on any drawdown runs but requested clarity from the Board on if they remain opposed to a subsidence metric. President Spigener stated that he is against a subsidence metric for their DFC. Vice President Bouché stated that they have always been opposed to that and sees no reason to change it. Ms. Kouba stated that during the last round of GMA 14 a compromise was struck with having a singular statement with an "or" in between to allow those who wanted only a drawdown metric to just have the drawdown metric and not be forced to adopt a subsidence metric. During this round of GMA 14, since the Board is still opposed to having a subsidence metric, Ms. Kouba asked for clarity on if the Board would want a combined statement with dual metrics with an "or" in between or if the Board wants a singular unified drawdown statement and each GCD can adopt a separate subsidence statement, if they choose. She stated that this would be a path where the GCD's can still have a singular statement, but they can have the separate subsidence statements. President Spigener called for a motion. Director Traylor made a motion. Treasurer Earnest seconded the motion. Motion passed. Ms. Kouba clarified that the motion was that the Board opposes a subsidence metric and to have a singular drawdown statement with separate subsidence statements by any GCD who wants a subsidence metric.

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 met on October 9th to continue discussions on the draft rules.

2) Discuss, consider and possible action approving draft rules for publication and public comment.

Ms. Kouba reported that the draft rules proposed by the Rules Committee for the Boards consideration will be properly posted with a 20 days' notice for public review and public comment. Ms. Reese gave a summary presentation with the redlines of what is being changed in the rules. Treasurer Earnest asked Ms. Reese if the new fee schedule that the Board approved earlier in the meeting needs to be a part of the rules or if it is separate. Ms. Reese stated that they are separate, and that the rules say the Board will adopt an administrative fee schedule annually each year. President Spigener called for a motion to publish the rules. Secretary Thigpen made a motion. Director Wertz seconded the motion. Motion passed. Ms. Reese asked the Board if they wanted to put an end date on when they will receive public or written comments on the rules. The Board decided on the end date of December 1st. President Spigener called for a motion for the end date of public comments. Vice President Bouché made a motion. Director Traylor seconded the motion. The motion passed.

8. DISCUSS, CONSIDER AND TAKE ACTION ON RENEWAL OF CONTRACTS WITH LEGISLATIVE CONSULTANTS.:

Ms. Kouba informed the Board that the contracts have not changed. President Spigener called for a motion. Director Traylor made a motion. Vice President Bouché seconded the motion. Motion passed.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that the top priorities for the District in September and October have included continued preparations for Groundwater Management Area 14 (GMA 14) for this joint planning cycle, preparations for the proposed 2026 budget and administrative fee schedule, the interview process for the filling of both the Media and Outreach Coordinator and Education and Outreach Coordinator positions, alignment with the DFC Committee on future science, the Rules, Bylaws and Policies Committee on proposed draft rules, enforcements of violations including the auditing of permits to ensure records of well design are in compliance according to the approvals of permits, manually updating documentation to support the beginning of data migration of the updated District software, continued community outreach by way of Chambers, presentations, public water supplier forums and other special events, development of the Districts outreach and strategic planning of the execution of the District programs. Ms. Kouba introduced the new Education and Outreach Coordinator Ms. Rebekah Schlichting. Ms. Kouba continued with listing out her regular meetings and gave an overview of her scheduled travel events since the last Board of Director meetings and upcoming travel.

10. GENERAL COUNSEL'S REPORT:

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

11. NEW BUSINESS:

Ms. Kouba suggested that since the Board will be doing the rules hearing in December, they should move the meeting up to 4PM to allot for time. Treasurer Earnest made a motion. Director Traylor seconded the motion. Motion passed.

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 8:21 PM.

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

Janice Thigpen, Board Secretary