LONE STAR
GROUNDWATER CONSERVATION DISTRICT

DECEMBER 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 December 9, 2025.

1. CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 4:25 PM 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
Jon Paul Bouché
Jonathan Prykrl (Virtual)
Stuart Traylor
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Samantha Branham	Permitting Manager
Brenda Lozano	Media & Outreach Coordinator
Rebekah Schlichting	Education & Outreach Coordinator
Stacey Reese	District Counsel
Mike Keester	District Technical Consultants
Chris Drabek	District Technical Consultant
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:

The prayer and pledges were done during the rulemaking hearing.

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 13 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 numbered 1 – Aqua Texas, Inc (West Lane). 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 & C Development 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 3 – Krish Development 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 4 – Aqua Texas, Inc (Legends Ranch Estates). 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 – KTC Interests, 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 6 – Montgomery 149, 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 7 – Quadvest, LP (Magnolia Reserve). 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 – Fellowship of Montgomery Church. 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 – Montgomery County Hospital District – EMS 32. 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 Bouche moved to approve that which is requested for applications number 1-9. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 10 – New Caney MUD. 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. Vice President Bouche asked a clarifying question regarding the application, to which Ms. Kouba answered. Vice President Bouché moved to approve that which is requested for application numbered 10. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 11– Michael Rojas. 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 12– Michael Rojas. 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 13 – Treadstone Homes, LLC. Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Vice President asked Ms. Kouba if there were any objections from adjacent landowners to any of the wells. Ms. Kouba informed him there were no objections. President Spigener called for a motion to approve. Vice President Bouche moved

to approve that which is requested for applications 11 -13. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the December 9th, 2025, Public Hearing on Permit Applications and Director Wertz seconded the motion. The meeting was adjourned at 4:35 PM.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JANUARY 2026.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
DECEMBER 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 December 9, 2025.

1. CALL TO ORDER:

The meeting was called to order at 4:36 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
Brenda Lozano	Media & Outreach Coordinator
Stacey Reese	District Counsel
Chris Drabek	District Technical Consultant
Mike Keester	District Technical Consultant
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 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:

- November 11, 2025, Public Hearing on Permit and Permit Amendment Applications
- November 11, 2025, Regular Meeting of the Board of Directors
- November 19, 2025, Special Meeting of the Board of Directors (GMA 14 Meeting)

7: COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
President Spigener stated the Executive Committee has not met and there is no report at this time.

B. Budget & Finance Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
Ms. Kouba stated that the Budget Committee has not met and there is no report at this time.

2) Review of unaudited financials for the month of November 2025
Ms. Kouba presented the financial review for November 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 continue to discuss improvement in public relations and framework for developing the District's conservation programs. Director Wertz attended the Groundwater Management Area 14 (GMA 14) meeting at the District office on November 19th. Secretary Thigpen, Ms. Kouba, Ms. Schlichting, Ms. Lozano and President Spigener attended the Southwest Montgomery County Chamber luncheon on November 20th. President Spigener also attended the Greater East Montgomery County Chamber luncheon on December 3rd with Ms. Kouba, Ms. Lozano and Ms. Schlichting.

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 has met weekly since the last Board meeting, excluding Thanksgiving. The committee has been considering the nine factors and the appropriate balance of those factors. The District consultants have been running various model scenarios in response to the nine factor discussions using the new GMA 14 model. The DFC Committee is expecting to have a recommendation on a DFC for the Boards consideration at the January 13th Board meeting in advance of the January 28th GMA 14 meeting. Ms. Kouba added that the Texas Water Development Board staff has recommended approval of the GMA 14 model, but they have not formally approved it yet. President Spigener recognized the DFC Committee, technical consultants, Ms. Kouba and Ms. Reese for the hard work that they have put in to get the District to where it is in this process.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and development of desired future conditions in GMA 14.
There are no updates for the Board.

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 reported that the next GMA 14 meeting will be held at the District's office on Wednesday, January 28th at 10 a.m. During that meeting, information will be provided to GMA 14 regarding Lone Star's input on the proposed DFC's and related runs after the January 13th board meeting so that the full group can review prior to the January 28th meeting. Ms. Kouba stated that if the GCD's do not adopt the proposed DFC's at the January meeting, there was discussion of a February meeting. The deadline to adopt DFC's is May 1st ,2026.

4) Discussion and possible action regarding DFCs and joint planning with GMA 14.
Ms. Kouba stated that the DFC is still evaluating potential drawdown metrics and associated runs.

There is no request for action currently, but they are looking forward to presenting in January.

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 November 18th and December 3rd to continue discussions of the draft rules and a comprehensive review of the public comments that were submitted. Ms. Kouba gave thanks to the Rules, Bylaws and Policies Committee for their dedication, time and thoughtful consideration in strengthening and refining the District rules. Ms. Kouba stated that this initiative was assigned to her during her onboarding with the District in August 2023, and while it could not be rushed, the Boards' patience and diligence in reviewing the draft rules and comments were invaluable. She also expressed sincere appreciation to Ms. Reese, whose exemplary work has insured that the Districts rules position the District to provide the highest level of service to Montgomery County. Ms. Kouba also conveyed her gratitude to the Districts technical consultants for their steadfast support and expertise throughout the rule revision process.

8. DISCUSS, CONSIDER AND POSSIBLE ACTION ON RENEWAL OF CONTRACTS:

Ms. Kouba reported that the contracts include the agreement for professional services on a task order basis with Halff Associates, Inc for the upcoming web hosting renewal for January 1st, 2026, through December 31st, 2026. There is also a renewal for the District's contract with USGS. Ms. Kouba stated there are no changes to either contract from 2025-2026 outside of the date range. President Spigener called for a motion to approve the contracts. Director Traylor moved to renew both contracts. Vice President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that the top priorities for the District in November included continued evaluations for GMA 14 joint planning in this cycle, finalizing the 2026 budget and fee schedule, onboarding and training new outreach staff, reviewing draft rules and public comments, enforcing violations, auditing permits for compliance, updating documentation for software migration, conducting community outreach and advancing strategic planning for the District's conservation programs. She stated that the Districts regular meeting included technical and legal consultants, the DFC Committee, internal departmental meetings and the External Affairs Committee. Ms. Kouba then gave an overview of her scheduled travel events since the last Board meeting and upcoming travel.

10.GENERAL COUNSEL'S REPORT:

Ms. Reese informed the Board that during open session there was a new lawsuit filed against the San Jacinto River Authority (SJRA) related to the GRP claiming that GRP groundwater pumping fees are an illegal tax. She explained that under the GRP the groundwater pumpers pay a fee per 1000 gallons, but they do not receive groundwater from SJRA. She stated that it was a fee initially for compliance with the Lone Star reduction rule, which has since been invalidated.

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 6:50 PM.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JANUARY 2026.

Janice Thigpen, Board Secretary