LONE STAR
GROUNDWATER CONSERVATION DISTRICT

MARCH 10, 2026

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 March 10, 2026.

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
Jon Paul Bouché
Stuart Traylor
Kenneth Earnest
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Brenda Lozano	Media & Outreach Coordinator
Rebekah Schlichting	Education & Outreach Coordinator
Stacey Reese	District Counsel (Virtual)
James Beach	District Technical Consultant (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:

Vice President Bouché led the prayer. Treasurer Earnest led the United States and Texas pledges.

4. ANY PUBLIC COMMENTS OR REQUESTS TO CONTEST FOR THE OPERATING PERMITS and/or EXEMPTIONS:

No public comments or requests to contest 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 1-6 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 1-6.

Ms. Kouba provided an overview of application numbered 1 – Magnolia Holdings 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 2 – Conroe ISD (Creighton Elementary). 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 –Montgomery County MUD ##173. 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 – Brotherly Love Electric, 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 5 – 105 Fostoria Property Inc. (25480 Hwy 105). 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 – Copia Pines Development, 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. Director Traylor moved to approve that which is requested for application numbered 1 - 6. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 7 – Colton MUD #1. 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 8 – City of Willis. 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 numbered 7 - 8. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 9 – Conroe ISD (Budde Ag Barn). 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. Vice President Bouche moved to approve that which is requested for application numbered 9. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 10 – Abelino & Maria Rios. 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 11 – Maya Heights Development. 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 12 – Edin Archila & Karina Garcia. 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 13 – Hector Venegas & Beatriz Ramos. Due to an exempt well 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. Vice President Bouché moved to approve that which is requested for applications numbered 10 – 13. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the March 10th, 2026 Public Hearing on Permit Applications and Vice President Bouché seconded the motion. The meeting was adjourned at 6:15 p.m.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF APRIL 2026.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
MARCH 10, 2026
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 March 10, 2026.

1. CALL TO ORDER:

The meeting was called to order at 6:22 PM.

2. ROLL CALL:

Roll call for participating members of the Board of Directors, to wit:

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Stuart Traylor
Kenneth Earnest
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Rebekah Schlichting	Education & Outreach Coordinator
Brenda Lozano	Media & Outreach Coordinator
Stacey Reese	District Counsel (Virtual)
James Beach	District Technical Consultant (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 one public comment from Mr. Paul Cote and one public comment from Montgomery County Concerned Citizens Group.

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 Vice President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented:

- February 10, 2026, Public Hearing on Permit and Permit Amendment Applications
- February 10, 2026, 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 stated the Executive Committee has not met and there is no update at this time.

B. Budget & Finance Committee

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

2) Review of unaudited financials for the month of February 2026
Ms. Kouba presented the financial review for February 2026.

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 discussing public relations and execution and framework for the District's rainwater harvesting barrel and scholarship program. President Spigener stated that he and Ms. Kouba met with Commissioner Charlie Riley on February 11th. He also stated that Ms. Kouba met with Commissioner Matt Gray on February 12th. President Spigener and Ms. Kouba met with Commissioner Ritch Wheeler on February 23rd. He reported that the External Affairs Committee continue to sharpen the District's email informational blasts to provide as much District transparency as possible and asks the public to subscribe via the District website to stay informed. President Spigener also mentioned that the District is maintaining an ongoing engagement with the local Chamber of Commerce through regular attendance at their luncheons and events.

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 continues to meet weekly to discuss and consider joint planning with GMA 14 and direction for the TWDB grant application to assist in support for additional GPS software and add up to two additional GPS stations to improve the Districts science surrounding subsidence monitoring.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and/or applicable information.
Mr. Beach stated there were no updates at this time.

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 Monday, March 30th, at 10 a.m. She stated the other GCD's have proposed additional model runs that will reduce pumping size for other GCD's and counties, that would not affect Lone Star's assumed pumping or utilize subsidence districts likely pumping scenarios versus worst-case scenario pumping scenario if there were no conversion. Ms. Kouba stated that during the last regulatory plan review, the subsidence districts used sweet of pumping scenarios which included a most likely and a worst case. Lone Star is proposing to use the subsidence districts worst case scenario to ensure full impacts of their pumping is accounted for, for the joint planning process. She states there is no guarantee that the likely scenario will occur and because the subsidence districts ran and worst-case scenario, Lone Star found it prudent to utilize that scenario. Ms. Kouba stated that in future meetings, discussion on which scenario will be utilized in the proposed DFC's. She also stated one of the consultants for three of the GCD's proposed a modification to the C-Sub package but after further discussion with the consultant, its the Districts understanding that the model is no longer being pursued. Ms. Kouba reported that the deadline to adopt proposed DFC's is May 1st, 2026 and added her appreciation for the GCD's in the GMA and the commitment of the District's technical consultants to ensure the process moves smoothly.

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 there is no update at this time.

8. DISCUSS, CONSIDER AND POSSIBLE ACTION ON RESOLUTION #26-001 REGARDING TWDB GROUNDWATER DATA COLLECTION GRANT:

Ms. Kouba reported that the Texas Water Development Board has an open request for applications for a Groundwater Research Science and Data Collection Grant and pursuant to Section 17.25 of Senate Bill 1 enacted by the 89th Texas Legislature during its regular session, the legislature appropriated funding and resources to the Texas Water Development Board for fiscal years 2026 and 2027. She stated that its 3.75 million for the biennium and that the funds must be used to provide grants to groundwater conservation districts to conduct projects and programs for groundwater research, science and data collection that benefit local groundwater management and planning and may be used to provide resources necessary for the TWDB to administer the program. Ms. Kouba stated that the TWDB will be accepting applications for eligible projects through March 13th at 2 p.m. She then goes on to explain the requirements of the applications to apply for this grant and that this resolution is part of their eligibility confirmation documentation that confirms intent and gives Ms. Kouba authorization to act on behalf of the District. She states that the District has been working with their consultants diligently to prepare for the submission and hope to secure support to aid in a more robust subsidence monitoring network within Montgomery County.

President Spigener called for a motion to adopt the resolution. Treasurer Earnest moved to adopt the resolution. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba mentioned a WaterSmart grant was just brought to her attention for applied sciences that she will likely bring forward to the Board at a future time to discuss. She then went on to discuss the Districts priorities in February which included continued coordination with the DFC Committee and district consultants for the GMA 14 joint planning cycle, model run analyzation for the proposed DFC's, execution of the Rainwater Harvesting Barrel and Scholarship Program and planning of the distribution event, continued evaluations with Halff to track progress on the Districts software implementation, reinforcement and evaluation of permit compliance, conducting community outreach and advancing strategic planning for the Districts GPS stations and software to support a more robust subsidence monitoring. Ms. Kouba gave an overview of her previous and upcoming meeting and travel events since the last Board meeting. She informs the Board and public that April 18th between 8 a.m. - 1 p.m. will be the Rain Barrel Roundup pick-up day in Montgomery County with more information to come. Ms. Rebekah Schlichting reported on the Rainwater Harvesting Barrel program and stated the deadline to order barrels is April 6th. She mentions that there has been 156 barrels already ordered, with over 82 households. She then explains what 156 barrels looks like in terms of water saved, which is 49,200 gallons of water that can be collected from these households, with just one inch of rain. Ms. Schlichting stated that the final information will be coming out very soon and that by the next meeting she will have the final numbers on barrels sold. President Spigener then stated that the District has come so far in terms of outreach from the District. He also mentions the reason the District is attending the GCD meetings is since they do not have streaming capabilities. He stated attendance is due to interest and to make sure that they are up to speed on what is happening.

10. GENERAL COUNSEL'S REPORT:

Ms. Reese stated that there was no update at this time.

11. NEW BUSINESS:

No new business.

12. ADJOURN:

There being no further business Director Traylor moved to adjourn the meeting and Vice President Bouche seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:24 PM

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF APRIL 2026.

Janice Thigpen, Board Secretary