LONE STAR
GROUNDWATER CONSERVATION DISTRICT

FEBRUARY 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 February 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:

Stuart Traylor
Jim Spigener
Janice Thigpen
Jon Paul Bouché
Jonathan Prykryl (Virtual)
Stuart Traylor
Kenneth Earnest
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 (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 Bouche led the prayer. Secretary Thigpen 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 9 applications listed. Applications numbered 1-5 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 1-5.

Ms. Kouba provided an overview of application numbered 1 – Abner D. Cozajay & Idalia Ventura. 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 – Quadvest, LP. (Decker Farms). 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 –East Lake Houston Management District (171 Lone Stag). 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 – Decker Prairie MUD (Pathwyn Subdivision). 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 – Dos Aguas, 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 Wertz moved to approve that which is requested for applications numbered 1-5. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 6 – Montgomery County MUD #157. 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 application numbered 6. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 7 – Spring Creek Utility District. Due to a required hydrogeological report with additional considerations, Ms. Kouba is requesting the Board to continue the hearing on this application until a later date when the District has more information from MUD #88 and #89. Ms. Kouba states that although the modeling complied with the hydro report guidelines, this applicant has an interconnect with MUD #88 and MUD #89. These MUD districts have submitted comments to the District on multiple occasions expressing concern about water level decline in their wells and claiming that the Lone Star GCD Board has taken no meaningful action to address what they allege are dire conditions. Ms. Kouba then stated that most recently, MUD #89 sent the District a letter making several demands including what appeared to be a curtailment for at least a portion of the district. She continued to say that the demand letter contained technical conclusions but was not signed or sealed by a professional engineer or hydrogeologist. Per action at the last Board meeting, information was requested from MUD #88 and #89 to support the allegations in the letter. The District did not receive a response until the day prior to the board meeting. Ms. Kouba stated that the District is now in the process of reviewing the P.I.A. response for completeness and that she has requested clarification on whether the claims in the demand letter or comments on the model are supported by a licensed P.E. or P.G. Ms. Kouba stated that the new well Spring Creek Utility District is requesting is not part of the interconnect with MUD #89 but is in the general area complained of by MUD #88 and #99. Due to the formal measures taken by MUD #89, though they have not contested this application, Ms. Kouba states that she is concerned about moving forward on this application without further information. Ms. Kouba recommends the Board continue the hearing on this application until a later date for when the District has more information from MUD #88 and #89. President Spigener asked when the

information from MUD #88 and #89 was requested. Ms. Kouba informed President Spigener that it was exactly ten days prior to receiving the response. President Spigener asked for clarification on the application information. He then asked how close the requested well is to the area where MUD #88 and #89 are claiming the problem is. The District's technical consultant, Mr. Drabek, responded that the well is in the general vicinity and is within a mile or two. Ms. Kouba added that MUD #88 and #89 share the same bylaws and attend the same board meetings, so they are very connected as MUD districts and either MUD #88 or #89 opted for a stage 2 drought contingency in their service area due to their claims of water level declines. She stated that the MUD's added to their website that it was a 'dire situation due to water level decline', so due to that and comments brought to the Lone Star Board, the District is taking it seriously. President Spigener wanted to clarify that MUD #88 and #89 are asking the District to curtail groundwater use but Spring Creek Utility District, who is right next to them, is asking for an additional 80 million new gallons. Ms. Kouba answered in the affirmative and said that she is finding conflicting information with regards to Spring Creek having an open application requesting more development and getting the public comments from MUD #88 and #89. President Spigener asked if Ms. Kouba's recommendation is to put this application off until the District gets more information from the P.I.A. request that they sent out. Ms. Kouba answered in the affirmative since at a brief glance, the information seems incorrect, seeing as they only received the information the afternoon prior to the Board meeting. Ms. Rachel Broom with Cobb Fendley and Associates, the District engineer for Spring Creek Utility District stated that they had tried to drill a Jasper well at the application location but there was no water available. Ms. Broom states they are most of the way done with the water plant and have been working with the Lone Star District in trying to get all the information needed submitted and their Board is very interested in getting this well approved because they know that dependence on their interconnect is not what they want in the future. Ms. Broom stated that they are not directly connected to MUD #88 and #89's Board and that their meetings are conducted separately. Ms. Kouba asked Ms. Broom, to her understanding due to board meeting material from a Board meeting Spring Creek attended as well, if she was aware if Spring Creek will also be adopting a drought contingency plan. Ms. Broom stated that they have been trying to work towards something that is agreeable to all the boards. She voiced that MUD #88 and #89 are under a drought but that Spring Creek's boards position has been slightly different than those of MUD #88 and #89. Ms. Broom expressed that she believes Spring Creek is trying to work towards something that is agreeable to all parties, but they are not required by their contract to adopt the same drought contingency plan. Ms. Kouba asked Ms. Broom, to clarify, that Spring Creek Utilities board does not support the drought contingency of MUD #89. Ms. Broom stated that would be her general understanding but that she does not speak for the board so she can't really answer the question as she is only the engineer for this specific project. Vice President Bouché asked how long the District would need to review the information. Ms. Kouba stated they have the ability to extend up to 180 days but would depend on the information provided to the District, which they have not yet been able to go through thoroughly. Vice President Bouché stated that he doesn't want to create a hardship for Spring Creek, but if there was a projected time frame to review the information. Ms. Kouba stated that she hopes that by March's board meeting they will have been able to go through the information. Vice President Bouché restates his motion to defer action on this application until the District has a chance to review the available information. Director Wertz seconded the motion to defer. President Spigener called for a voice vote. Motion passed.

Director Traylor asked, for his own clarification, what the parameters for a drought contingency are. Ms. Kouba stated that to her understanding, public water suppliers' boards can create bylaws and make their own parameters for a drought contingency plan in general. She continues that the drought stages are triggered by USGS and other organizations, which are determined throughout the United States, but that in this case with MUD #88 and #89 seems to be unique, as they have amended their bylaws to trigger it at a water level decline. MUD #88 and #89 are claiming it to be due to aquifer decline but it looks to be well-based and not aquifer based. Ms. Kouba stated that due to the lack of evidence to their claims, the District is asking that they substantiate the claims made in their demand letter. Ms. Reese stated that the MUD #88 and #89 bylaws were amended based upon what they decided are unacceptable water levels in their well which is why the District is trying to dig into the information a little more. Ms. Reece also stated that they did provide information, but that important data information was not included and will need to have a follow up. She then asked Ms. Broom regarding a comment made about the Jasper well. She stated that logs from Spring Creek were requested by the District but only one was provided and that a second log was still needed so that the issues with drilling the Jasper well could be looked at. Ms. Broom stated they would send the information being requested. Ms. Broom also stated, with regards to the application, that it is an active water plant project and waiting the possible 180 days will cause substantial issues. President Spigener asked Ms. Kouba about the information needed to move forward with the application. Ms. Kouba responded that, due to Ms. Broom's comments surrounding the Jasper well, that did not hold up this application since they moved to the Chico Evangaline. Ms. Broom wanted to clarify with Mr. Drabek that he had received the original well log, from attempting to drill in the Jasper Aquifer and that the second log was the same. Mr. Drabek responded that he did receive the first log. Ms. Kouba then stated that she brought the Spring Creek application to the Board, as it is

administratively complete, but the issues are directly related to MUD #88 and #89 and their claims brought to the District that they are in dire straits in their area. Ms. Kouba is asking the Board to take those claims seriously. Ms. Reese indicated that the Board needs to evaluate the impacts that this application would have on existing users because MUD #88 and #89 have made claims that their nearby wells are in dire conditions. She states that it is prudent for the Board to review the information and accuracy of the allegations before they approve an application that could have an impact on those wells being complained about.

Ms. Kouba provided an overview of application numbered 8 – Edgardo Hernandez Avellaneda. 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 9 – Maya Heights Development. 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. Treasurer Earnest moved to approve that which is requested for applications numbered 8-9. Director Traylor seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Traylor moved to adjourn the February 10th, 2026 Public Hearing on Permit Applications and Vice President Bouché seconded the motion. The meeting was adjourned at 6:31 p.m.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF MARCH 2026.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
FEBRUARY 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 February 10, 2026.

1. CALL TO ORDER:

The meeting was called to order at 6:32 PM.

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Jonathan Prykryl (Virtual)
Stuart Traylor
Kenneth Earnest
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 (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. Scott Stevens and two public comments from Mr. Joe Higgs prior to the meeting. Ms. Kouba stated that she had spoken to Mr. Scott Stevens and his concerns had been clarified.

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:

- January 13, 2026, Public Hearing on Permit and Permit Amendment Applications
- January 13, 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 January 2026
Ms. Kouba presented the financial review for January 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 Districts rainwater harvesting barrel and scholarship program. President Spigener stated that he and Ms. Kouba met with Judge Wayne Mack on January 22nd. President Spigener also attended a mayors meeting with Ms. Kouba, staff members and consultants at the Conroe City Hall chambers. He also stated that the email blasts continue to be sharpened to provide as much information as possible and asked that the community subscribe to those via the Districts website to stay informed. President Spigener mentioned that the District continues to maintain an ongoing engagement with the local chambers of commerce through regular attendance at their events and luncheons.

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 additional GPS software 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. Drabek 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 Wednesday, February 18th at 10 a.m. She stated that there is a deadline of May 1st, 2026, to adopt their proposed DFC's. Ms. Kouba also stated that she hopes for public participation at the 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 and there is no update at this time.

8. DISCUSS, CONSIDER AND POSSIBLE ACTION ON APPROVAL OF CONTRACT FOR THE RAINWATER HARVESTING BARREL PROGRAM:

Ms. Kouba stated that the proposed contract with Rainwater Solutions is the rain barrel vendor who the District would like to partner with in support of the rainwater harvesting program, as slotted to begin this month. She states that as discussed last month in her General Managers report, this program intends to provide a service to Montgomery County property owners by offering an immediate and affordable way to start conserving groundwater on their own. This program will provide high quality rainwater barrels at a discounted rate. Lone Star GCD and the vendor have agreed on terms regarding program dates, location and pricing that fall within the previously approved 2026 budget line item for rainwater harvesting programs. During this program, Montgomery County residents will have an opportunity to purchase a rainwater harvesting kit consisting of a 50-gallon barrel and an installation kit. Ms. Kouba reported that these kits cost nearly four times the amount that the District can offer to their residents compared to retail pricing.

County residents will save 75% purchasing a barrel during this program as compared to paying for the kit and barrel if paying retail. Ms. Kouba asserted that Rainwater Solutions specializes in rainwater harvesting barrels, offering a high-quality product that has been tested by multiple municipalities, agencies, towns and organizations across the country. She states that for local reference, the City of Sugarland, San Antonio and the Woodlands Township have successfully launched their own conservation programs with this same vendor. Residents will be able to purchase directly from the vendor through the District website on February 14th, assuming approval from the Board, and will close April 7th. The date of pickup for these barrels will be April 18th at an event pick up day with the location yet to be decided. Ms. Kouba also stated that in lieu of the education and scholarship dollars that were previously used for the TEKS program, the District has created a more innovative way to be able to enter the schools and connect with seniors specifically who are attending some form of continuing education in the fall of 2026. Ms. Kouba, Ms. Schlichting and Ms. Lozano have hosted seminars with seniors where they talked about groundwater, educating them about conservation and the importance of rainwater harvesting barrels. She states that in turn, the seniors take that information and use their influence with families to educate them and send them to the Districts website to purchase one of the rain barrels. The seniors will get credit for every barrel that they have a family sign up for, referred to as an impact log, and the students with the highest impact will receive the scholarships from Lone Star GCD. President Spigener called for a motion to approve the contract. Director Traylor made a motion to approve that which is requested. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba reported that in January the Districts key priorities included continued coordination with the DFC Committee and the Districts consultants for the GMA 14 joint planning cycle, launching the rainwater harvesting barrel and scholarship programs, participating in virtual meetings with Halff to track progress on the Districts software implementation, reinforcing and evaluating permit compliance, conducting community outreach and advancing strategic planning for the Districts GPS stations to support subsidence monitoring. Ms. Kouba then gave an overview of her previous and upcoming meetings and travel events since the last Board meeting. During this overview Ms. Kouba mentions attending the Texas Water Development Board Groundwater Science Research Data Collection Grant Info Session and stated that applications for the fiscal year 2026 Texas Water Development Board Groundwater Conservation District Grant program are being accepted through March 13th, 2026, with a 2 p.m. deadline. Applications for this GCD focused grant program must be submitted via email, and the District anticipates applying prior to the TWDB deadline. President Spigener mentions an informational meeting the following morning with Commissioner Riley. He also states that if any candidates want information, to reach out to the District. Ms. Kouba states that the reason the DFC's meet every five years for a joint planning cycle is to examine their DFC's and metrics and how they manage water for the next five years so that they can look at new data and make sure that they are following and tracking the current science. She suggests anyone invested should also be caught up on the current science and information to help make sure they are lined up with the Board and are making the best decisions for policy possible.

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 Director Wertz seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:43 PM

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF MARCH 2026.

Janice Thigpen, Board Secretary