LONE STAR
GROUNDWATER CONSERVATION DISTRICT

APRIL 14, 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 April 14, 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
Kenneth Earnest (Virtual)
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Nicholas Clark	Permitting Manager
Brenda Lozano	Media & Outreach Coordinator
Rebekah Schlichting	Education & Outreach Coordinator
Stacey Reese	District Counsel
Mike Keester	District Technical Consultant (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. 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 11 applications listed. Applications numbered 1-3 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 1-3.

Ms. Kouba provided an overview of application numbered 1 – Waller Easy Street GP, 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 – Quadvest, LP. (Pine Acre Trails). 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 –Journey Home, Inc. 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 numbered 1 - 3. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 4 – Montgomery County MUD #89 (Also MUD 88). 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 5 – Aqua Texas, Inc. (Woodlands Pkwy). 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 6 – East Montgomery County MUD #4. 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 7 –Spring Creek Utility District. 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 – DR Horton Texas Ltd. (Future MUD #199). 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. Director Wertz moved to approve that which is requested for application numbered 4 - 8. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 9 – Luis Azucena. 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 10 – Lida Garcia Maldonado. 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 – Layth W. & Jennifer Gaston. 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 9 - 11. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Vice President Bouché moved to adjourn the April 14th, 2026 Public Hearing on Permit Applications and Director Wertz seconded the motion. The meeting was adjourned at 6:16 p.m.

PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF MAY 2026.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
APRIL 14, 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 April 14, 2026.

1. CALL TO ORDER:

The meeting was called to order at 6:16 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 (Virtual)
John Wertz

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Nicholas Clark	Permitting Manager
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Mike Keester	District Technical Consultant (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 three public comments prior to the Board meeting. Two comments were received from the Montgomery County Concerned Citizens Group, signed by Mr. Paul Cote and one from Mr. Joe Higgs. During the meeting, the District received a public comment from Mr. Bill Beran who asked how allowing wells to be drilled would affect the District's overall conservation strategy or how it might affect Mr. Beran personally as a water consumer. President Spigener asked Mr. Beran to email his questions to the District and they would get back with him. Mr. Keith Arrant also made a public comment praising Lone Star for their helpfulness and effort in assisting him with several permits he was working on.

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, Vice President Bouché 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:

- March 10, 2026, Public Hearing on Permit and Permit Amendment Applications
- March 10, 2026, Regular Meeting of the Board of Directors

Ms. Kouba advised the Board that the agenda was missing a set of minutes for the March 10th Show Cause Hearing and they will be brought for approval at the next Board of Directors meeting.

7: COMMITTEE REPORTS:

A. Executive Committee

1) Brief the Board on the Committee's activities since the last regular board meeting.
President Spigener announced that the Board of Directors Jonathan Prykryl has submitted his resignation as a Board Director, creating a vacancy for Place 4. President Spigener stated that the Board will begin the process of appointment to fill the vacancy in accordance with Chapter 36, District Policy and Procedures. He stated that he has someone he would like to recommend to the Board at the May Board meeting and that if any other Board members has any recommendations, to please bring them forward before to the next Board meeting. He also spoke of his appreciation for the work Mr. Prykryl has done for the District during his time as a Director.

2) Board President will review and address committee appointments.
President Spigener announced that Treasurer Earnest will be taking a break from the DFC Committee and that he would be filling his position until Treasurer Earnest is able to return. President Spigener mentioned that in light of the new vacancy, he may adjust committee assignments in the future but as of now they will remain the same. Ms. Kouba thanked Treasurer Earnest for his dedication and the amount of work he has put in to the DFC Committee thus far.

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 March 2026
Ms. Kouba presented the financial review for March 2026.

3) Review of 1st Quarter, 2026 Investment Report.
Ms. Kouba presented the 2026 Investment Report for the 1st Quarter.

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 continues to meet monthly to discuss public relations and the Districts rainwater harvesting barrel and scholarship program. He stated mentioned the District has maintained ongoing engagement with local chambers of commerce, community events, neighboring GCD events, statewide water agencies, and through regular attendance at luncheon events and seminars. President Spigener stated per the Boards prior action, a response to MUD #89's demand letter was prepared and sent. A copy of the response which includes a tech memo is on the website. He then elaborated regarding MUD #89's demand letter, stating it claimed its wells were in dire condition that was indicative of an aquifer problem and suggested that Lone Star has been negligent in addressing and evaluating the information. President Spigener stated

that it took some time to get the response together as the District didn't take the claim lightly. MUD #89 did not provide any supporting documentation until the District requested it. The District then had to wait for MUD #89 to review and prepare the documentation. After receiving the documentation, the District needed to review and prepare a response. The Districts technical consultants prepared a thorough response to every technical allegation in their memo, and it is attached to the response the District sent to them. President Spigener then gave a brief overview of the technical response and explained that MUD #89's wells have excellence pump submergence according to a review that was performed by MUD #89's contractors. He mentioned that they also have the ability to lower pumps in all of their wells and there is no aquifer or desired future condition problems as MUD #89 claims. President Spigener then stated that MUD #89's problems may stem from operational decisions that they've made, insufficient long-term planning and/or refusal to exercise self-help remedies. He also mentioned that MUD #89 has been producing groundwater in exceedance of its permitted maximum allowable pumping rate since 2021, which is in violation of Lone Star Groundwater Conservation District's rules, designated to mitigate the very concerns that MUD #89 complains of. President Spigener stated the good news is Lone Stars investigation revealed there is no basis for the allegations and Lone Star remains committed to trying to develop a collaborative and positive relationship with MUD #89 and welcomes a meeting with their groundwater professionals and the Districts legal counsel.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
Director Wertz reported that the DFC has met weekly since the last Board meeting and continues discussions and considerations regarding joint planning for GMA 14 subsidence monitoring and potential new grants. The DFC Committed has a recommendation for proposed DFC's that will be covered in a later agenda item.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and/or applicable information.
There were 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 Thursday, April 30th, at 10 AM. She stated that during its last regulatory plan review, the subsidence districts ran a suite of pumping scenarios which included a *most likely* and *worst-case.* Lone Star proposed GMA use the subsidence districts *worst-case* scenario to ensure the full impacts of their pumping is accounted for in the joint planning process. There is no guarantee that the *most likely* scenario will occur, and because the subsidence districts ran a *worst-case* scenario, Lone Star thought it prudent to utilize that scenario. Ms. Kouba then reported that at the last GMA 14 meeting, the majority of the GMA 14 voting members voiced their desire to use the *most likely* scenario or the regulatory plan scenario. Harris-Galveston Subsidence Districts regulatory plan scenario or *most likely* scenario has already been altered since their regulatory review was completed last year and conversions to surface water in Fort Bend County have already been delayed just a few months after the regulatory review. She stated that this is an example of how quickly and how often the subsidence districts regulatory plans change and why the Lone Star Board felt it prudent to utilize the *worst-case* scenario for planning purposes. She then communicated there were misleading statements that made it sound as though it was Lone Star's fault or responsibility to have monitored the subsidence districts updated *most likely* scenario, when Lone Star was not advocating or completing additional runs with their *most likely* scenario. The responsibility fell on the district and/or the districts consultants that were suggesting completing runs utilizing the *most likely* scenario to verify that accuracy. Additionally, Ms. Kouba stated that four out of the five GMA 14 districts agreed that they will not be adopting a subsidence limited metric for this planning cycle. The deadline to adopt proposed DFC's is May 1st, 2026. Ms. Kouba then mentioned that in a later agenda item, the DFC Committee will have a recommendation on the proposed DFC's. Ms. Kouba and President Spigener commended the general managers and consultants in GMA 14 for their dedication and commitment in this process.

E. Rules, Bylaws & Policies Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting

President Spigener reported there is no update at this time regarding the Rules Committee.

8. DISCUSS, CONSIDER AND POSSIBLE ACTION REGARDING PROPOSED DFC'S AND JOINT PLANNING WITH GMA 14:

Ms. Kouba stated the DFC Committee has a unanimous recommendation regarding the proposed DFC's and a model run and that the technical consultants prepared a presentation for the Board to consider. She mentioned that the Board will need to vote on proposed DFC's and model run in order for her to know how to vote at the next GMA 14 meeting. The districts technical consultant Mr. James Beach then delivered their Summary of Proposed Desired Future Conditions for 4th Round of Joint Planning presentation. Mr. Beach stated the DFC Committee is not recommending any change to Lone Star's adopted DFC's, and described what that entails. Mr. Beach reported the proposed DFC in Montgomery County is for no less than 70 percent median available drawdown remaining in 2080 in the Gulf Coast Aquifer between 2018 and 2080. One other takeaway from the last GMA 14 meeting was that four of the five subsidence districts indicated they would not adopt a subsidence metric due to lack of monitoring, and the fifth district did not indicate whether it wanted a subsidence DFC or not. Ms. Reece wanted to clarify the recommendation from the technical consultants they proposed the District use. She referred to the "Adjusted Scenario 14.3 SD B6" in the presentation which was developed by Dr. Hutchison they renamed Proposed DFC Run with some removed unused text files based on a discussion with Dr. Hutchison. Mr. Beach confirmed Ms. Reese's clarification. Ms. Reece then asked if the SD B6 is the regulatory plan for subsidence districts. Mr. Beach stated it is not clear on what has been adopted but as to what was discussed at the GMA 14 meetings and DFC's was the desire by Harris-Galveston to use this particular run, so in the end that was what they ended up using. Ms. Kouba asked Mr. Beach to confirm that the DFC Committee decided on the Harris-Galveston regulatory plan that the other general managers, GCD's and Harris-Galveston wanted the committee to utilize. Mr. Beach confirmed. President Spigener clarified it is also the one Harris-Galveston is going to try and follow. President Spigener then vocalized his appreciation for the technical consultants, Ms. Reese, Ms. Kouba and the DFC Committee for their invaluable efforts.

President Spigener called for a motion to approve the 70 percent median available drawdown for Lone Star using the cleaned up well file incorporating Dr. Hutchison's adjusted pumping and the subsidence districts recommended regulatory plan renamed as Proposed DFC Run presented by the technical consultants. Director Wertz moved to approve the proposal. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba added that to her understanding the other GCD's are going to have a median available drawdown metric through their metric that may be something different than the 70 percent depending on the predictions from the model. She clarified with President Spigener that he supports whatever percentage the other GCD's want as their metric and that the recommendation is no subsidence metric for LSGCD, Bluebonnet GCD, Southeast Texas GCD and Lower Trinity GCD per the GM's statements. He confirmed that was correct. Ms. Kouba then asked President Spigener how the Board would like her to vote if Brazoria County GCD does want a subsidence metric and he responded by saying the Board is recommending they proceed how they see fit in having the percentage drawdown and subsidence metric they are seeking.

President Spigener called for a motion that there are no subsidence metrics for Lone Star GCD, Bluebonnet GCD, Southeast Texas GCD or Lower Trinity GCD and that Ms. Kouba will not vote against Brazoria County GCD having a subsidence metric if they want one. Vice President Bouché moved to approve the proposal. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that in March, the District's key priorities included continued coordination with the DFC Committee and district consultants for GMA 14's joint planning cycle and model run analyzation for the proposed DFC's. She also mentioned the completion of the Rainwater Harvesting Barrel and Scholarship program and planning of the distribution event. Ms. Kouba then stated there has been planning of a District Symposium as well as continued evaluations with Halff to track progress of software implementation including permitting team demos, trials and reinforcement and evaluation of permit compliance. The District has also been conducting community and education outreach along with advancing strategic planning for the Districts GPS stations and GPS software to support a more

robust subsidence monitoring network. Ms. Kouba then gave an overview of her previous and upcoming meeting and travel events since the last Board meeting. One of the events she mentioned was for the Texas Water Leaders Annual Alumni Paddle which Ms. Kouba was selected to be a part of as one of two General Managers of GCD's in the state of Texas to be chosen. Ms. Schlichting then gave an update regarding the Rainwater Harvesting Barrel program. She stated that 461 rain barrels were ordered through the program from 261 households which equals 162,000 gallons of water collected from just one inch of rainfall in a year. Ms. Schlichting then explained that if we look at the amount of rain received last year, 46.4 inches, that total would be 7.5 million gallons, which would supply 138 Texans with household water use for a year. She reported that the rain barrel pickup event is scheduled for April 18th at the District's office in Conroe from 8 A.M. - 1 P.M. Ms. Schlichting stated that if anyone in the community was unable to order a rain barrel, to let the District know and they will add you to the waitlist. She then gave a brief update on the scholarship program stating there were four complete packets submitted to the District and are in the review process. Mr. Claude Humbert approached and made a few remarks to the Board and gave thanks for the participation of Lone Star in the Spring Creek Utility Districts recent WaterSmart Event which included the District's mobile lab in attendance. He also mentioned that some of the residents in the area were able to place an order for rain barrels from the District.

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 Vice President Bouché moved to adjourn the meeting and Director Wertz seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:19 PM

PASSED, APPROVED, AND ADOPTED THIS 12th DAY OF MAY 2026.

Janice Thigpen, Board Secretary