LONE STAR
GROUNDWATER CONSERVATION DISTRICT

MAY 12, 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 May 12, 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
Stuart Traylor (Virtual)

Also present:

Name:	Title:
Sarah Kouba	General Manager
Nicholas Clark	Permitting Manager
Brenda Lozano	Media & Outreach Coordinator
Tara Seay	Permitting Technician
Stacey Reese	District Counsel
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 20 applications listed. Applications numbered 1-20 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 1-13.

Ms. Kouba provided an overview of application numbered 1 – James & Misty Schlitzkus. 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 – Knapheide Houston, 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 –Alfred Flores. 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 –Covenant Fellowship Ministries, Inc. 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 –Conroe ISD (Moorehead Jr. High). 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 –SCI Texas Funeral Services. 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 –Montgomery County MUD #172. 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 –T & W Water Service Company dba Blue Topaz Utilities (Sherbrooke) . 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 – 7 Coves Development, Ltd. 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 –Lenert Investments, LLC (Magnolia Forest 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 11 –HTX Prime Capital, 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 12 –Precision Welding Academy. 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 –FM 2978 Prime, 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. Treasurer Earnest moved to approve that which is requested for applications numbered 1 - 13. Vice President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 14 –T & W Water Service (Hidden Springs Ranch) dba Blue Topaz Utilities. 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 Bouché moved to approve that which is requested for applications numbered 14. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 15 –Undine Texas, LLC (Madera). Due to hydrogeological requirements, 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 15. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 16 –East River Baptist Church. Due to an exempt meter status exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 17 –HJet Westridge Interests, L.P (fka Woodlands Tabernacle, Inc.). Due to an exempt meter status exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 18 –Montgomery County E.S.D. #9 (Station 81). Due to an exempt meter status exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 19 –Montgomery County E.S.D. #9 (Station 84). Due to an exempt meter status exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 20 –Montgomery County E.S.D. #9 (Station 85). Due to an exempt meter status 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 16 - 20. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Vice President Bouché moved to adjourn the May 12th, 2026 Public Hearing on Permit Applications and Secretary Thigpen seconded the motion. The meeting was adjourned at 6:15 p.m.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF JUNE 2026.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
MAY 12, 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 May 12, 2026.

1. CALL TO ORDER:

The meeting was called to order at 6:15 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
Stuart Traylor (Virtual)

Also present:

Name:	Title:
Sarah Kouba	General Manager
Nicholas Clark	Permitting Manager
Brenda Lozano	Media & Outreach Coordinator
Tara Seay	Permitting Technician
Stacey Reese	District Counsel
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 six public comments prior to the Board meeting. Two comments from Mr. Bill Beran regarding the utilization of coring sites for groundwater availability models and concerns that GRP water withdrawals during drought could lower Conroe lake levels. One comment was received from Mr. Darnell Stephan requesting consideration of a variance or exemption for residents on public water systems with high irrigation costs to qualify for exempt irrigation wells on lots under 1.5 acres. One comment was received from a Montgomery County parent recognizing positive feedback received at the Montgomery County Fair regarding Mr. Gary Irving's educational outreach and mentorship through the mobile lab which inspired local high school students' interest in hydrology, groundwater conservation and future career in water science. One comment was received from Mr. Paul Cote regarding groundwater management strategies, including service water conversion, groundwater availability, excluding the resources within the Catahoula Aquifer and regional collaboration. Finally, one comment was received from MUD #89 regarding Lone Star Groundwater Conservation Districts April 18th response letter and technical memorandum that was in response to MUD #89's January 5th, 2026 demand letter. During the meeting, the District received a public comment from Mr. Roger Hoots with East River Baptist Church requesting a continuation of the exemption on the church's well status discussed during the Permit Hearing meeting. Ms. Stacey Reece gave clarification to the Board and Mr. Hoots regarding the process in which to reevaluate and possibly reconsider the meter revocation during the next 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, Vice President Bouché moved to accept the minutes presented, and Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed to approve the meeting minutes as presented:

- February 18, 2026, Special Meeting of the Board of Directors (GMA 14 Meeting)
- March 10, 2026, Show Cause Hearing on Enforcement Matters
- March 30, 2026, Special Meeting of the Board of Directors (GMA 14 Meeting)
- April 14, 2026, Public Hearing on Permit and Permit Amendment Applications
- April 14, 2026, Regular Meeting of the Board of Directors
- April 30, 2026, 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 update 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.
Secretary Thigpen stated that the Budget Committee has not met so there is no update at this time.

2) Review of unaudited financials for the month of April 2026
Ms. Kouba presented the financial review for April 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 continues to meet monthly to discuss public relations, the Districts rainwater harvesting barrel and scholarship program and new conservation issues for the District. President Spigener announced the District is handing out scholarships for the rain barrel harvesting program. Ms. Kouba clarified by stating that staff is currently at Magnolia West High School and will continue passing out scholarships throughout the week. President Spigener then stated the District has also maintained engagement with the local Chambers, attending luncheons, events and seminars. President Spigener also stated that he and Ms. Kouba attended the 2026 City of Conroe candidate forum on April 16th. The District hosted the rain barrel roundup on April 18th. President Spigener, Ms. Reece and Ms. Kouba attended the Governor for a Day ceremony in Austin on May 1st where Senator Perry was appointed Governor for a day. President Spigener also stated he, Ms. Reese and Ms. Kouba attended an informational meeting with candidate Brad Bailey as well as an informational meeting with the three newly elected, not yet sworn in, members of the Conroe City Council.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular Board meeting.
President Spigener stated the DFC Committee has been meeting weekly since the first week of May and will be taking a break during the comment period which will last until August 11th. Ms. Kouba stated that the DFC Committee closed out April 30th with proposed DFC's for the Texas Water Development Board.

2) Technical Consultants Update – Receive updates from Technical Consultants on ongoing projects and/or applicable information.
Mr. Drabek stated 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 comment period began May 5th and will remain open until August 11th when a formal hearing will be held on the same day as the Districts regular Board meeting. Ms. Kouba gave thanks to the voting members of GMA 14 for their dedication, collaboration, flexibility throughout the process and their willingness to work diplomatically together. She also gave thanks to the legal and technical consultants for keeping the committee on track and keeping them informed throughout the process. President Spigener also extended thanks to the GMA voting members, as well as Ms. Kouba for coming together to make this process work.

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 ON APPOINTING A DIRECTOR TO FILL VACANCY IN PLACE 4:

President Spigener reminded the public of Mr. Prykryl's resignation from Place 4 and expressed appreciation for all of his service. President Spigener then called for a motion to nominate a Director to fill the vacancy in Place 4. Vice President Bouché made a motion to nominate Mr. Greg Partin for the position. Treasurer Earnest seconded the motion. President Spigener called for a voice vote. Motion passed.

9. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that in April, the District's key priorities included continued coordination with the DFC Committee and district consultants for GMA 14's joint planning cycle, the proposed DFC's, ongoing preparation of the Bureau of Reclamation grant, application for a potential localized model, completion of the rainwater harvesting barrel and scholarship programs. Ms. Kouba then touched on the progress made on the rainwater harvesting barrel and scholarship programs including the number of barrels sold, as well as a Water Advocate Award being given to one of the students involved in the program. She also reported there is planning for the Districts October symposium. The District is also continuing evaluations with Halff to monitor their software implementation progress which includes the permitting team demonstration and trials, reinforcement and assessment of permit compliance including enforcement actions of non-submittal of 2025 meter readings and 2026 water use fees. Ms. Kouba also mentioned continued community and educational outreach, advancement of strategic planning efforts for the Districts GPS stations and software to enhance subsidence monitoring capabilities. Ms. Kouba then gave an overview of her previous and upcoming meeting and travel events since the last Board meeting.

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 Treasurer Earnest moved to adjourn the meeting and Director Traylor seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 7:16 PM

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF JUNE 2026.

Janice Thigpen, Board Secretary