LONE STAR
GROUNDWATER CONSERVATION DISTRICT

JULY 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 July 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
John Wertz
Gregory Partin

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Nicholas Clark	Permitting Manager
Rebekah Schlichting	Education & Outreach Coordinator
Brenda Lozano	Media & Outreach Coordinator
Tara Seay	Permitting Technician
Stacey Reese	District Counsel (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
Mike Keester	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:

One public comment was received prior to the meeting from Mr. Roger Hooks regarding meter exception status. There were 3 public comments made during the meeting. Mr. John Huber spoke regarding his opposition to the proposed

Deer Trail Water District well site. Mr. Berduzco also spoke in opposition regarding the proposed Deer Trail Water District well site. Ms. Mary Ellen Jenkins shared her opposition to the proposed Deer Trail Water District well site. President Spigener then asked Ms. Kouba if there were any requests to contest an application. Ms. Kouba responded that there were no formal requests to contest an application.

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 1-7 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 1-7.

Ms. Kouba provided an overview of application numbered 1 – Lake South Water Supply. 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&R Water Supply (Gated Rentals). 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 –Conroe Christian Center. 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 – Prine Lane Business Park 1, 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 –Quadvest, LP. 1 (Mostyn Manor). 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 –Coastal Boat & RV Storage, 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 –Circle Lake Transfer 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. Vice President Bouché moved to approve that which is requested for applications numbered 1 - 7. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 8 – New Caney MUD. 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 9 – West Fork Utility Co., LLC (Highlands). 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 Bouché moved to approve that which is requested for applications numbered 8 - 9. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 10 –Quadvest, LP. 1 (Mostyn Manor). 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 11 –Deer Trail Water District, LLC (Lexington Heights/East Gate Villas). Due to a spacing exception, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Secretary Thigpen asked if the Deer Trail well was near any other wells. Ms. Kouba stated there was no other wells in the spacing radii. President Spigener asked if the emergency well at Deer Trail was the only well with opposition. Ms. Kouba stated that was correct. President Spigener then asked if the emergency well will end up being a permanent well. Ms. Kouba stated that the application was asking for the emergency well to become a permanent well. President Spigener asked if there was a formal protest was done ahead of time. Ms. Kouba stated not for this particular well and then explained that President Spigener was speaking on a prior request brought to the Board regarding Deer Trail due to the public comments received and gave a detailed overview on the opposition regarding this application. Ms. Reese asked Ms. Kouba if anyone who gave a public comment was within the 50 ft spacing exception that was being requested. Ms. Kouba stated she was correct. Mr. Berduzco stated he was going to be affected. Ms. Kouba asked if he received a formal notice. Mr. Berduzco stated he was not given any notice. Ms. Kouba asked Ms. Drabek to pull up the spacing map to check on Mr. Berduzco's location. Ms. Reese asked Ms. Kouba if Deer Trails would provide public water supply to person within the applicable 50ft spacing distance. Ms. Kouba stated that was correct. Ms. Reese reminded the Board that no one has formally protested the application and can proceed forward with making a decision on the application, if they were so inclined. Ms. Kouba stated Mr. Clark made her aware that the District received a signed waiver from the homeowner for the property Mr. Berduzco spoke of. Mr. Berduzco stated that he was in the process of buying the home. Ms. Kouba stated the District requires a signature from the current owner of the property.

President Spigener called for a motion to approve. Vice President Bouché moved to approve that which is requested for applications numbered 10 -11. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 12 –East River Baptist Church. Due to permit review and the proposed revocation of meter exemptions on non-exempt permits that do not meet Chapter 36 of the Texas Water Code and current District Rule criteria. Ms. Kouba gave an overview of the details regarding this well. Ms. Kouba stated that the permittee contended that the well should not be subject to meter requirements and their reasoning. Ms. Kouba then stated staff recommends that the District apply their rules and regulations consistently and uphold the meter exemption determination. President Spigener called for a motion to deny request for an exemption. Ms. Reese asked Ms. Kouba if it were held to the rules under Chapter 36 and the District rules adopted in accordance with Chapter 36, there would be no meter exemption for this particular well. Ms. Kouba confirmed Ms. Reese was correct. President Spigener wanted to clarify that the District was trying to put this well in compliance as a non-exempt well with Chapter 36. Ms. Kouba answered in the affirmative. Ms. Reese stated this well has a permit but not a meter. All non-exempt permits production needs to be tracked, and if there is no meter on the well, the District cannot track it.

President Spigener called for a motion to deny request for an exemption. Vice President Bouché moved to approve that which is requested for application numbered 12. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of application numbered 13 –Badillo Homes, LLC. Due to requested exempt well spacing exceptions, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 14 –Maya Heights Development, INC. Due to requested exempt well spacing exceptions, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 15 –Armando Sanchez. Due to requested exempt well spacing exceptions, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 16 –Neyvi Pineda. Due to requested exempt well spacing exceptions, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Ms. Kouba provided an overview of application numbered 1. –Juan Jose Quinones Adan. Due to requested exempt well spacing exceptions, Ms. Kouba requested the Board's consideration of the permit and permit conditions upon approval.

Secretary Thigpen asked Ms. Kouba about three of the applications that did not get their neighbors to sign a waiver. Ms. Kouba informed Secretary Thigpen the District did not receive a formal contest from the neighbors that did not sign a waiver as they are not required through District rules or Chapter 36 due to the plots not requiring a hydrogeological report

as an exempt well. Secretary Thigpen stated in her opinion that the builders need to take a second look at the smaller lots. President Spigener stated that the plots would still be grandfathered in. Ms. Reese chimed in and stated the only way for these permittees to get a well is for the spacing exception to be given to them, given the size of the tract when it was platted for them to comply with the spacing rule.

President Spigener called for a motion to approve. Vice President Bouché moved to approve that which is requested for applications numbered 13-17. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

Mr. John Huber asked that he be allowed to enter a statement for public record. The Board agreed.

6. ADJOURN:

Vice President Bouché moved to adjourn the June 9th, 2026 Public Hearing on Permit Applications and Director Wertz seconded the motion. The meeting was adjourned at 6:42 p.m.

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

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
JULY 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 July 14, 2026.

1. CALL TO ORDER:

The meeting was called to order at 6:42 PM.

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
John Wertz
Gregory Partin

Also present:

Name:	Title:
Sarah Kouba	General Manager
Tiffany White	Director of Operations
Nicholas Clark	Permitting Manager
Rebekah Schlichting	Education & Outreach Coordinator
Brenda Lozano	Media & Outreach Coordinator
Stacey Reese	District Counsel (Virtual)
Mike Keester	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. Ayman Khalil regarding his dissatisfaction in his communication with the District. The District also received a public comment from Mr. Chad Price prior to the meeting regarding flood plain management.

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 Wertz 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:

- June 9, 2026, Hearing on Contested Enforcement Matter
- June 9, 2026, Public Hearing on Permit and Permit Amendment Applications
- June 9, 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 for the Board.

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 and there is no update at this time.

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

3) Review of 2nd Quarter, 2026 Investment Report
Ms. Kouba presented the 2026 Investment Report for the 2nd Quarter.

4) Receive audit presentation for fiscal year 2025 – Brooks Watson & Co., PLLC
Mr. Breedlove gave a summary presentation on the District's of fiscal year 2025

5) Discuss, consider, and take action as necessary concerning approval of Resolution #26-002 Reviewing and Approving Investment Policy and Investment Strategies.
Ms. Kouba gave a brief overview of the resolution brought forward. President Spigener called for a motion to approve Resolution #26-002. Secretary Thigpen made a motion to approve. Vice President Bouche seconded the motion. President Spigener called for a voice vote. Motion passed.

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 initiatives for the District. President Spigener stated the District has maintained ongoing engagement with the local chambers of commerce, community events, neighboring GCD events, statewide water agencies and regular attendance at seminars. On June 23rd and June 30th, in collaboration with San Jacinto River Authority, the District welcomed students from the Texas 4-H Water Ambassador program. They attended the SJRA tour and provided an educational tour at the Districts office. Ms. Schlichting gave a detailed description of the Texas 4-H Water Ambassador program and briefly spoke about the visit. Ms. Kouba also spoke about the Texas 4-H visit and recognized Ms. Schlichting and Ms. Lozano for their great work.

2) Discussion, review, and action as necessary to approve the 2025 Annual Report for the Lone Star Groundwater Conservation District.

President Spigener called for a motion to approve the Annual Report for publishing. Secretary Thigpen made a motion. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

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 not met since the last Board meeting. He stated that the committee is taking a break while in the comment period that will end August 11th.

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 through August 11th where a formal hearing will be held on the same day as the Districts regular Board meeting. Ms. Kouba stated that the comment period is regarding the proposed DFC's that were voted on by GMA 14.

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.

8. DISCUSSION AND POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER DIRECTING THE FOLLOWING PERMITTEES, OR THEIR DESIGNATED REPRESENTATIVE, LISTED IN ATTACHMENT A TO APPEAR AT A SHOW CAUSE HEARING FOR THAT PURPOSE AND SHOW CAUSE WHY APPROPRIATE ENFORCEMENT ACTION SHOULD NOT BE TAKEN, INCLUDING WITHOUT LIMITATION, INITIATING A LAWSUIT FOR FAILURE TO SUBMIT 2025 PRODUCTION REPORT AND/OR PENALTIES ASSOCIATED WITH UNTIMELY SUBMISSIONS:

President Spigener called for a motion to move forward with show cause. Vice President Bouché made a motion. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

9. DISCUSSION AND POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER DIRECTING THE FOLLOWING PERMITTEES, OR THEIR DESIGNATED REPRESENTATIVE, LISTED IN ATTACHMENT B TO APPEAR AT A SHOW CAUSE HEARING FOR THAT PURPOSE AND SHOW CAUSE WHY APPROPRIATE ENFORCEMENT ACTION SHOULD NOT BE TAKEN, INCLUDING WITHOUT LIMITATION, INITIATING A LAWSUIT FOR FAILURE TO SUBMIT PAYMENT FOR 2026 WATER USE FEES AND/OR PENALTIES ASSOCIATED WITH UNTIMELY SUBMISSIONS:

President Spigener called for a motion to move forward with show cause. Vice President Bouché made a motion. Secretary Thigpen seconded the motion. President Spigener called for a voice vote. Motion passed.

10. DISCUSSION AND POSSIBLE ACTION TO ISSUE A SHOW CAUSE ORDER DIRECTING THE FOLLOWING PERMITTEES, OR THEIR DESIGNATED REPRESENTATIVE, LISTED IN ATTACHMENT C TO APPEAR AT A SHOW CAUSE HEARING FOR THAT PURPOSE AND SHOW CAUSE WHY APPROPRIATE ENFORCEMENT ACTION SHOULD NOT BE TAKEN, INCLUDING WITHOUT LIMITATION, INITIATING A LAWSUIT FOR OVERPRODUCTION OF PERMITTED ALLOCATION DURING THE 2025 CALENDAR YEAR AND/OR PENALTIES ASSOCIATED WITH UNTIMELY SUBMISSIONS:

President Spigener called for a motion to move forward with show cause. Vice President Bouché made a motion. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

11. GENERAL MANAGER'S REPORT:

Ms. Kouba stated that in June, the District's key priorities included tracking of the public comments from the GMA 14 joint planning cycle, proposed DFC's, ensuring the public stakeholders and municipalities are aware and encouraged to participate, ongoing preparation of the action steps for the Texas Water Development Board Data and Science awarded grant, District symposium planning, continued evaluations with Halff to monitor software implementation progress. Ms. Kouba stated that includes permitting team demonstrations and trials. Ms. Kouba then stated the District is working on completion of their annual audit and annual report as well as completing the necessary components for initiation of the Districts Well Plugging Assistance program. Ms. Kouba also stated that the District is working on reinforcement and assessment of permit compliance which includes enforcement actions for non-submittal of 2025 meter readings, 2026 water use fees and over pumping for 2025. The District is also continuing community and educational outreach as well as advancement of strategic planning efforts for the Districts GPS stations and software to enhance subsidence monitoring capabilities. Ms. Kouba gave an overview of her previous and upcoming meeting and travel events since the last Board meeting. President Spigener and Ms. Kouba then commended the work of the field team and the permitting department.

12. GENERAL COUNSEL'S REPORT:

Ms. Reese stated there is no update at this time.

13. NEW BUSINESS:

Ms. Kouba requested the Boards approval to put an agenda item on the next meeting agenda to change the time of the Board meetings. President Spigener approved bringing the item to the next agenda.

14. ADJOURN:

There being no further business Director Partin moved to adjourn the meeting and Director Wertz seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 8:03 PM

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

Janice Thigpen, Board Secretary