LONE STAR
GROUNDWATER CONSERVATION DISTRICT

AUGUST 11, 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 August 11, 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
Valaurie Lucius	Administrative Assistant
Stacey Reese	District Counsel (Virtual)
Chris Drabek	District Technical Consultant (Virtual)
Mike Keester	District Technical Consultant (Virtual)
James Beach	District Technical Consultant (Virtual)
Lee Hellen	Co-Founder Kurloo (Virtual)
Gretchen Miller	Lead of Texas & Oklahoma Sphero's Environmental (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

These items were deferred, as they had been addressed during an earlier hearing.

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 17 applications listed. Applications numbered 1-11 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 1-11.

Ms. Kouba provided an overview of application numbered 1 – Lakewood Business Park, 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 – Crown Point Development, 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 –William & Johanna Bustamento (Joyful Celebrations 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 4 – Willis ISD. 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 –HPL WWTP 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 6 –Oooie, 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 –K & K Construction 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 8 – Center Point Energy (Substation Office). 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 – Aamil Investments Group, 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 10 – Gideon Water, LLC (The Preserve 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 11 – Texas Water Utilities, L.P. (Moore Landing). 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. Secretary Thigpen 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 12-13 applications listed. Applications numbered 12-13 included applications that have been reviewed by District Staff and are considered administratively complete. 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 12-13.

Ms. Kouba provided an overview of application numbered 12 – 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.

Ms. Kouba provided an overview of application numbered 13 – New Caney MUD. 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 applications numbered 12-13. Director Partin seconded the motion. President Spigener called for a voice vote. Motion passed.

Ms. Kouba provided an overview of 14-17 applications listed. Applications numbered 14-17 included applications that have been reviewed by District Staff and are considered administratively complete. Due to exempt well spacing exceptions, 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 14-17.

Ms. Kouba provided an overview of application numbered 14 –Rafael Fuerte. 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 15 –Edwin Lopez. 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 16 –Leonor Rivas & Manuel Juan Lara. 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 17 –Hugo & Ivette Aguirre. 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 14-17. Director Partin seconded the motion. President Spigener called for a voice vote. Motion passed.

6. ADJOURN:

Director Wertz moved to adjourn the August 11th , 2026 Public Hearing on Permit Applications and Vice President Bouché seconded the motion. The meeting was adjourned at 6:12 PM.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF SEPTEMBER 2026.

Janice Thigpen, Board Secretary

LONE STAR
GROUNDWATER CONSERVATION DISTRICT
AUGUST 11, 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 August 11, 2026.

1. CALL TO ORDER:

The meeting was called to order at 6:12 p.m.

2. ROLL CALL:

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

Jim Spigener
Janice Thigpen
Jon Paul Bouché
Gregory Partin
John Wertz

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
Valaurie Lucius	Administrative Assistant
Chris Drabek	District Technical Consultant (Virtual)
Mike Keester	District Technical Consultant (Virtual)
James Beach	District Technical Consultant (Virtual)
Lee Hellen	Co-Founder Kurloo (Virtual)
Gretchen Miller	Groundwater Modeler Sphero's Environmental (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:

No public comments or requests to contest were received.

For **Item 4** and **Item 5**, Executive session will be held after Item 15.

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

- July 14, 2026, Public Hearing on Permit and Permit Amendment Applications
- July 14, 2026, Regular Meeting of the Board of Directors

7. PRESENTATION BY SPHEROS ENVIROMENTAL REGARDING SPHEROS' TECHNICAL REVIEW OF MODELING FOR SPRING CREEK WATERSHED SUBSIDENCE IMPACTS STUDY CONDUCTED BY MICHAEL BAKER INTERNATIONAL ON BEHALF OF HARRIS GALBESTON SUBSIDENCE DISTRICT:

Ms. Kouba stated a brief summary of the presentation to be given by Ms. Gretchen Miller. Ms. Miller reviewed the Spring Creek subsidence study, discussing model methodology, calibration, error metrics, spatial resolution, and uncertainty. She noted an example where flooding depth was overpredicted by 53%; President Spigener questioned whether the error was sufficient for reliable predictions, and she agreed it was too high. He also asked why certain metrics were not used, and she stated she did not know to the full extent. President Spigener questioned the lack of a "land development only" scenario and whether this limited the District's ability to distinguish subsidence impacts from development. Ms. Miller agreed and stated that the scenario was included in her recommendations. President Spigener also addressed the estimated $9 million subsidence-only impact versus $115 million when combined with development. He expressed concern that, given significant County growth, the results could skew decision-making. Ms. Miller agreed that growth and subsidence are interacting factors and noted that infrastructure impacts were not considered.
Ms. Miller concluded that the modeling issues lower confidence in the results and recommended model recalibration, an uncertainty analysis, updated GMA-14 subsidence values, and a land development-only scenario.

8. DISCUSS AND CONSIDER THE POSSIBLE ACTION REGARDING A CONTRACT WITH KURLOO TECHNOLOGY FOR GNSS SUBSIDENCE MONITORING:

Ms. Kouba provided a brief overview of the presentation to be given by Mr. Lee Hellen. She stated that, with Board approval, the project would be funded through the Texas Water Development Board's Data and Science Grant. Following the presentation, President Spigener expressed reassurance regarding the opportunity to reduce the need for field staff to manually relocate equipment. He noted that the proposed technology would provide additional data, improved confidentiality, and greater reliability. Secretary Thigpen asked about the life expectancy of the equipment and whether the Field Team would be able to install it. Ms. Kouba explained that the current system has a set warranty; however, when components break, replacement can be difficult because some parts are no longer manufactured, requiring the purchase of entirely new devices. Vice President Bouché stated that the District has stepped up and funded all subsidence efforts and questioned whether cost-sharing could be obtained from those who have spoken to the District about subsidence. He noted that the District receives a lot of criticism regarding these efforts, and based on the previous presentation, science was questionable and that the project could face scrutiny if the District proceeded on its own. He questioned why the District could not create partnerships to provide additional credibility. Ms. Stacey Reese assured that this is just a trial run, and if we proceed to purchase instead of lease that can become a question of whether we want to cost share or data share.

President Spigener called for a motion to approve. Vice President Bouché moved to approve the Kurloo trial. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

9. 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 July 2026
   Ms. Kouba presented the financial review for July 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, and the Districts rainwater harvesting barrel program. He stated the district has maintained ongoing engagement with local Chambers of Commerce, community events, neighboring GCD events, and statewide water agencies through regular attendance at luncheons, conferences, presentations, events, and seminars. Ms. Kouba added the partnership with Porter SUD with the Districts rainwater harvesting barrel program.

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 resumed meetings regarding the proposed DFCs since the break they took, and since we are closing out the public comment period. Additionally, the committee has been reviewing the proposal for new subsidence technologies.

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. Mr. Keester also stated there were no updates for the Board, along with Mr. Beach.

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 remained open through today, August 11th when a formal hearing was held on the same day as the Districts regular Board meeting. A report will be put together to present to GMA 14 as part of the proposed DFC protocol. The next GMA 14 Joint Planning Committee meeting has been tentatively

scheduled for Monday, November 9th at 10 am hosted here at the District.

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.

10. DISCUSS CONSIDER AND POSSIBLE ACTON ON THE PROPOSED DFCs:

Ms. Kouba stated the hearing on the proposed DFCs earlier in the evening during which a presentation was received from the consultants and heard public comment. There was over a 90-day public comment period. Ms. Kouba asked for some direction from the Board on the proposed DFCs for LSGCD as well as the other GCDs. She stated if you are ready to give that motion tonight, then she asks for it. President Spigener posed a question regarding if any public comments received have been from a licensed professional or are all from the public. Ms. Stacey Reese stated they received one public comment from Ben Slotnick, PhD but was not a signed or sealed comment. Another new comment was received by Mike Turco, she believes, is a licensed professional, although there was no sealed stamp on his comment either he was proposing more concerned based perspectives. Mr. James Beach concluded the District has been very thorough throughout the process, and all issues have been addressed. Consultants Mr. Mike Keester and Chris Drabek seconded Mr. James Beach. Ms. Kouba finalizes reassurance that the Board went above standards for this proposed DFC. President Spigener called for a motion regarding the proposed DFCs. Director Wertz approved proposed DFCs for LSGCD as well as the other GCDs, direct the consultants to prepare a summary report to that effect, and direct Sarah to vote in favor of the proposed DFCs. Vice President Bouché seconded the motion. President Spigener called for a voice vote. Motion passed.

11. DISCUSS CONSIDER AND TAKE POSSIBLE ACTION CONCERNING APPROVAL OF RESOLUTION #26-003 APPROVING ORDER OF ELECTION FOR THE GENERAL ELECTION POISITIONS THAT ARE UP FOR ELECTION:

Ms. Kouba stated that there are 4 positions up for election based upon their regular election cycles. Which includes Place 2 Montgomery County Commissioners Court Precinct 2, Place 3 Montgomery County Commissioners Court Precinct 3, Place 4 Montgomery County Commissioners Court Precinct 4, and Place 7 The Woodlands. The Board is required by law to order the election, and this resolution meets the statutory requirements for ordering the election for the 4 general election positions that will be on the November election ballot. President Spigener called for a motion regarding approval of Resolution #26-003 Order of Election for the General Election. Secretary Thigpen approved the motion. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

12. DISCUSS CONSIDER AND TAKE POSSIBLE ACTION NECESSARY TO AUTHORIZE AN ELECTION SERVICES AGREEMENT WITH MONTGOMERY COUNTY NOVEMBER 3RD, 2026 JOINT ELECTION AND AUTHORIZE GENERAL MANAGER TO EXECUTE:

Ms. Kouba stated the standard Election Services Agreement that we receive from Montgomery County each election cycle and allows Montgomery County to conduct the election for the District. It is recommended for approval because it's a condition to the County holding the election on behalf of the District. President Spigener called for a motion regarding approval of Election Services Agreement with Montgomery County November 3rd, 2026, Joint Election and authorize the General Manager to execute. Vice President Bouché motioned to approve Election Services Agreement with Montgomery County November 3rd, 2026, Joint Election and authorize the General Manager to execute . Secretary Thigpen seconded. President Spigener called for a voice vote. Motion passed.

13. DISCUSS CONSIDER AND TAKE ACTION AS NEXESSARY TO AUTHORIZE A JOINT ELECTION AGREEMENT WITH MONTGOMERY COUNTY AND ALL PARTICIPATING ENTITIES AND AUTHORIZE THE GENERAL MAMAGER TO EXECUTE:

Ms. Kouba stated similarly to Agenda Item No. 12, it is a standard part of the election process with Montgomery County and allows Montgomery County to do the election work for the District alongside the other participating entities with November elections and to cost share with the other entities. It is recommended for approval because it's a condition for the County holding the election on behalf of the District. President Spigener called for a motion regarding approval of a Joint Election Agreement with Montgomery County and all participating entities and authorize the General Manager to execute. Director Partin motioned to approve Joint Election Agreement with Montgomery County and all participating entities and authorize the General Manager to execute. Vice President Bouché seconded. President Spigener called for a voice vote. Motion passed.

14. DISCUSS CONSIDER AND POSSIBLE ACTION APPROVING RESOLUTION #26-004 TO CHANGE THE MEETING TIME FOR THE REGULAR BOARD MEETINGS:

Ms. Kouba stated to the Board to reconsider the current 6:00 p.m. start time for Permit Hearings and Regular Board Meetings. She explained that the District now offers virtual attendance, remote public comment, and meeting recordings, allowing for greater accessibility than when the 6:00 p.m. start time was originally established. She stated that moving meetings to normal business hours could improve attendance and participation among the public, permit applicants, public water suppliers, consultants, and other stakeholders. Ms. Kouba also reported that District staff conducted a public survey to determine preferred meeting times, offering options of 11:30 a.m., 2:00 p.m., 4:00 p.m., or retaining the current 6:00 p.m. start time. After a survey sent out, a 50% split was for 4:00 p.m. and 6:00 p.m. Ms. Kouba is asking for either a request to continue the survey to get more data or remain at 6:00 p.m. Secretary Thigpen asked for the survey totals. Ms. Kouba stated it was less than 100. Vice President Bouché states the time should not be changed due to an even split of results. President Spigener countered the comment to relay if the results were split, to try the earlier time to test those results with another survey in the future. Secretary Thigpen weighs in by weighing the options and prefers 2:00pm. Director Wertz also agrees it is a juggle and consider travel times. Director Partin states the later time works in his favor due to personal schedules. Ms. Kouba settled to keep the Board time at its scheduled 6:00 p.m. time. President Spigener called for a motion to approve Resolution #26-004 to keep the current time of Board meetings? Vice President Bouché motioned to keep the meeting time as it is current. Director Wertz seconded the motion. President Spigener called for a voice vote. Motion passed.

15. GENERAL MANAGER REPORT:

Ms. Kouba reported on the District's key priorities and activities for July, including monitoring public comments regarding the GMA 14 Joint Planning Cycle proposed DFCs and encouraging public and stakeholder participation. Staff continued preparations for the TWDB Data and Science Grant, District Symposium, and software implementation with Halff, including permitting demonstrations and testing. She also reports on staff also continued working with Texas A&M University on the surface water monitoring platform and advanced planning for GPS stations and subsidence monitoring technology. Additional efforts included the Purple Pipe Campaign, Commercial Cistern Campaign, Outdoor Tour educational materials, Water My Yard partnership with SJRA, Well Plugging Assistance Program, and Exempt Well Registration Financial Assistance Program. Staff continued permit compliance and enforcement activities related to outstanding 2025-meter readings, 2026 water use fees, and overpumpages. Community outreach and educational efforts also continued, along with preparations for the day's show-cause and contested case hearings. Regular meetings included Technical and Legal Consultants, the DFC Committee, Internal Departmental Meetings, and the External Affairs Committee. Ms. Kouba then gave an overview of her previous and upcoming meeting and travel events since the last Board meeting.

16. GENERAL COUNSEL'S REPORT:

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

17. NEW BUSINESS:

No new business.

12. ADJOURN:

There being no further business Director Wertz moved to adjourn the meeting, and Director Thigpen seconded the motion. President Spigener called for a voice vote, motion passed, meeting adjourned at 8:12 PM.

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF SEPTEMBER 2026.

Janice Thigpen, Board Secretary