

LONE STAR GROUNDWATER CONSERVATION DISTRICT

September 12, 2023

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 September 12, 2023.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:00 PM announcing the meeting open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Janice Thigpen
Jonathan Prykryl
Jon Paul Bouché
Kenneth Earnest
Garry Dent

Sevent members of the Board were present, thus constituting a quorum of the Board of Directors. Also, in attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit “A” to the Regular Board of Directors Meeting minutes.*

Director Bouché lead prayer and Vice President Traylor lead the US and Texas pledges.

PUBLIC COMMENTS:

No comments were received.

Ms. Hein stated there are 19 permit applications listed for consideration and of those items 4 items were for new permits and the remaining 15 were for increases in allocation to existing

permits. After technical review, it is the Permitting Director and the General Manager's recommendation to approve that which is requested.

i. Shea Homes Houston, LLC (Woodhavyn)

Applicant is requesting registration of a new Evangeline aquifer well and production authorization in the amount of 11,835,498 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

ii. Quadvest, LP. (Indigo Lakes)

Applicant is requesting an amendment to an Operating Permit OP03-0024-CHEV for an increase in production authorization in the amount of 45,481,590 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

iii. Meadows At Imperial Oaks HOA

Applicant is requesting an amendment to an Operating Permit OP-14111201-CHEV for an increase in production authorization in the amount of 7,600,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

iv. Mike Simpson (Conroe Taxidermy)

Applicant is requesting an amendment to an Operating Permit OP-10120801-CHEV for an increase in production authorization in the amount of 525,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

v. Splendora Pipe Services

Applicant is requesting an amendment to an Operating Permit OP-11100704-CHEV for an increase in production authorization in the amount of 6,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

vi. James B. Pope

Applicant is requesting an amendment to an Operating Permit OP- 22031701-CHEV for an increase in production authorization in the amount of 414,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

vii. RAMARSR, Inc. (Alliance Concrete Ready Mix & Material, Inc.)

Applicant is requesting registration of a new Evangeline aquifer well and production authorization in the amount of 4,000,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

viii. Alpha and Omega Church Inc.

Applicant is requesting registration of a new Evangeline aquifer well and production authorization in the amount of 80,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

ix. Aqua Marine Pools of Houston

Applicant is requesting an amendment to an Operating Permit OP- 20110401-CHEV for an increase in production authorization in the amount of 24,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

x. Sterling & Marianne Combs

Applicant is requesting an amendment to an Operating Permit OP- 07100401-CHEV for an increase in production authorization in the amount of 366,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xi. C & R Water Supply Inc (Bridgpoint Water System)

Applicant is requesting an amendment to an Operating Permit OP- 04102601-JSPR for an increase in production authorization in the amount of 8,500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xii. C & R Water Supply Inc (Clear Water Cove)

Applicant is requesting an amendment to an Operating Permit OP-07081005-JSPR for an increase in production authorization in the amount of 6,500,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xiii. C & R Water Supply Inc (Creekside Acres)

Applicant is requesting an amendment to an Operating Permit OP-07081006-CHEV for an increase in production authorization in the amount of 5,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xiv. C & R Water Supply Inc (Timberline Estates)

Applicant is requesting an amendment to an Operating Permit OP03-0059-CHEV for an increase in production authorization in the amount of 2,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xv. Forest Lane Food Mart

Applicant is requesting an amendment to an Operating Permit OP-09041501-JSPR for an increase in production authorization in the amount of 190,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xvi. Capri Isle Water System

Applicant is requesting an amendment to an Operating Permit OP-19061201-JSPR for an increase in production authorization in the amount of 3,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xvii. KTC Interests, LLC

Applicant is requesting an amendment to an Operating Permit OP-13092301-CHEV for an increase in production authorization in the amount of 400,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xviii. High Meadow Estates POA

Applicant is requesting an amendment to an Operating Permit OP-16041501-CHEV for an increase in production authorization in the amount of 1,000,000 gallons for 2023 and annually thereafter. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

xix. TJC23CNS, LLC

Applicant is requesting registration of a new Evangeline aquifer well and production authorization in the amount of 2,000,000 gallons for 2023 and annually thereafter. Based on technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested.

Vice President Traylor moved to approve item #1-19, as recommended by the Permitting Director and Treasurer Prykryl seconded the motion. Motion passed.

ADJOURN:

Treasurer Prykryl moved to adjourn the August 8, 2023 Public Hearing on Permit Applications and Director Bouché seconded the motion. Motion passed. The meeting was adjourned at 6:03 pm.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF October, 2023.



Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

September 12, 2023

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 September 12, 2023.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 6:03 PM, announcing that it was open to the public.

ROLL CALL:

The roll was called of the members of the Board of Directors, to wit:

Jim Spigener
Stuart Traylor
Janice Thigpen
Jonathan Prykryl
Jon Paul Bouché
Kenneth Earnest
Garry Dent

Seven members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Samantha Reiter, General Manager; Stacey V. Reese, District Counsel; and members of the public. *Copies of the public sign-in sheets and comment cards received are attached hereto as Exhibit "A".*

PUBLIC COMMENTS:

Simon Squeira: Discussed the practical implications of well spacing regulations on groundwater operations. He outlined their experience with the Bill Creek and Evangeline aquifers, highlighting the challenges posed by these rules. Simon emphasized how these regulations limited their access to aquifers, such as Chico, affecting land value and raising development costs. He pointed out that these increased costs would ultimately be passed on to consumers, potentially impacting housing affordability. Simon Squeira called on the board to reconsider allowing groundwater owners to access specific aquifers, even if they violated well spacing rules. He

expressed concerns about the rules' negative impact on groundwater users and consumers and anticipated similar challenges for others in the future.

APPROVAL OF THE MINUTES:

President Spigener stated the Board would consider the meeting minutes as listed for approval on today's agenda. Without further discussion, Vice-President Traylor moved to approve the meeting as presented, Treasurer Prykryl seconded the motion. Motion passed to approve the meeting minutes as presented.

- August 8, 2023, Hearing on Permit and Permit Amendment Applications
- August 8, 2023, Regular Meeting
- August 9, 2023, Show Cause Hearing
- August 28, 2023, Special Meeting

PRESENTATION OF 2023 4-H WATER AMBASSADORS SPONSORSHIP RECOGNITION TO LONE STAR GCD

JD Haines, Texas 4-H Water Ambassador gave a summary of activities as a Water Ambassador and presented the Board of Directors a plaque in recognition of their Legacy Sponsorship.

COMMITTEE REPORTS:

A. Executive Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting. Sarah Kouba was hired as the new General Manager, her first day was August 14, 2023.

A. Budget & Finance Committee – Jonathan Prykryl, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
Director Prykryl stated that there was nothing new to report.
- 2) Review of unaudited financials for the month of August 2023
Ms. Kouba reported the income for the month of August 2023 came in at \$313,267.21 and our expenses totalled \$95,040.44 resulting in a net income of \$218,226.77. Our year-to-date net income as of the end of August and totalled \$1,740,531.45 and our total cash on hand is \$5,946,210.33.
- 3) Receive audit presentation for fiscal year 2022.
Jon Watson, CPA, with Brooks Watson & Co., PLLC gave a report for fiscal year 2022 and noted the District received an unmodified option.

B. External Affairs Committee

- 1) Brief the Board on the Committee's activities since the last regular Board meeting
President Spigner reported the Executive Committee is in the process of joining Chambers to enhance their outreach efforts. Ms. Reece state they've also been meeting with consultants regularly and they plan to continue monthly meetings until they receive the interim reports from the Water Delegation and have more to discuss.

C. DFC & Technical Committee – Stuart Traylor, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
Vice President Traylor informed they are planning to have weekly meetings with the committee and technical experts. They also anticipate going out for bids soon for the first site of Phase III of the subsidence study at the Porter location.

D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
President Spigner mentioned that they held a workshop on their rules prior to the board meeting. They received a lot of feedback, some of which was new, and it will give them much to consider. They are planning to work quickly to incorporate the feedback and make necessary decisions. The goal is to have everything done by December 1st. The workshop had a significant turnout, with around 40 people in attendance, and the discussions were civil and constructive. They recognize that there is a lot of work to be done moving forward.

RECEIVE INFORMATION FROM DISTRICT’S TECHNICAL CONSULTANTS REGARDING SUBSIDENCE STUDIES AND/OR DISCUSSION REGARDING THE SAME:

Nothing to report

GROUNDWATER MANAGEMENT AREA 14 - UPDATE THE BOARD ON THE ISSUES RELATED TO JOINT PLANNING ACTIVITIES AND DEVELOPMENT OF DESIRED FUTURE CONDITIONS IN GMA 14:

President Spigner reported that he had a meeting with John Martin, the president of Lower Trinity CD, at TAGD (Texas Alliance of Groundwater Districts). The meeting went well, and they are working on building a better relationship to collaborate on managing planning in 2025. He also mentioned that nothing significant has happened with GMA (Groundwater Management Area) and that will be meeting in October.

GENERAL MANAGER’S REPORT:

Ms. Kouba reported that the county is currently experiencing extreme drought conditions (Category D3) as of September 5th, 2023, according to the US Drought Monitor. The Montgomery County burn ban is still active due to these conditions, and several municipalities have enacted their drought contingency plans. She mentioned that the list of municipalities implementing these plans has grown significantly. She also recognized the City of Shenandoah, Johnston Water, and Joe Mark 1 Limited for their compliance efforts, including penalty payments, consent orders, and compliance measures. The district is actively engaged in joining various Chamber of Commerce organizations in Montgomery County to enhance outreach. Ms. Kouba mentioned ongoing internal improvements, such as reviewing compliance procedures, updating application forms and permitting documents, and enhancing quality assurance procedures. These efforts, along with updates to software, databases, and the district's website, aim to create a more user-friendly and efficient application process. She also announced upcoming events, including the WCA conference from November 1st to 3rd, an outdoor show for educational outreach on September

16th and 17th, SJRA tours (dates to be confirmed), and participation in Chamber of Commerce events and sessions (dates to be confirmed).

GENERAL COUNSEL'S REPORT:

Ms. Reese stated she had nothing to report at this time.

EXECUTIVE SESSION:

The Board recessed at 6:35 PM into a closed Executive Session pursuant to Texas Government Code, Sections 551.074 to discuss personnel matters and annual review of the General Manager, and 551.071 to consult with the District's attorney regarding pending or contemplated litigation, settlement offers, or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the Board meetings or hearing posted for today.

RECONVENE IN OPEN SESSION:

Following Executive Session, the Board reconvened in Open Session and President Spigener declared it open to the public at 8:11 PM

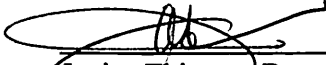
NEW BUSINESS:

Nothing to report on currently.

ADJOURN:

There being no further business, Vice-President Traylor moved to adjourn the meeting and Treasurer Prykryl seconded the motion. The meeting was adjourned at 8:12 PM.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF October 2023.



Janice Thigpen, Board Secretary

Use: Amount Used: gal/day Meets minimum spacing requirements

Use: Amount Used: gal/day Well or pump larger than existing well

Use: Amount Used: gal/day Replaced well has ceased production

Old well meets closure requirements

Meter Readings

Inspection Date	Inspector	Purpose	Meter Reading
No data available in table			

Enforcement

<input type="checkbox"/> Failure to Permit	Major	<input type="checkbox"/> Failure to Submit Water Production Report	Minor
<input type="checkbox"/> Failure to Meter	<input type="checkbox"/> Failure to Permit Water Use Fees	<input type="checkbox"/> Overproduction of permit by less than 10%	<input type="checkbox"/> Failure to File Well Permit
<input type="checkbox"/> Overproduction of permit by 10% or greater	<input type="checkbox"/> Other	<input type="checkbox"/> Drilling in unauthorized location	<input type="checkbox"/> Other

Additional Well Data

<p>Location</p> <p>County: <input type="text"/></p> <p>River Basin: <input type="text"/></p> <p>Watershed: <input type="text"/></p> <p>Aquifer: <input type="text"/></p> <p>Nearest Town: <input type="text"/></p> <p>Distance to Town (miles): <input type="text"/></p> <p>Direction from Town: <input type="text"/></p> <p>Accuracy of Coordinates: <input type="text"/></p> <p>Source of Coordinates: <input type="text" value="Supplied on application"/></p> <p>Surface Elevation: <input type="text"/></p> <p>Elevation Method: <input type="text"/></p> <p>Source of Vert. Datum: <input type="text"/></p>	<p>Construction Information</p> <p>Date Drilled: <input type="text"/></p> <p>Method of Construction: <input type="text"/></p> <p>Completion of Construction: <input type="text"/></p> <p>Date Collected or Updates: <input type="text"/> Well Schedule in File: <input type="text"/></p> <p>Remarks: <input type="text"/></p> <p>Well Pump Info</p> <p>Well Type: <input type="text"/></p> <p>Source of Depth: <input type="text"/></p> <p>Well Bore: <input type="text"/> inches</p> <p>Power Type: <input type="text"/></p> <p>Pump Type: <input type="text"/></p> <p>Pump Settings: <input type="text"/></p> <p>Pumping Rate: <input type="text"/> gpm</p> <p>Discharge Pipe: <input type="text"/> inches</p> <p>Bowl Size: <input type="text"/></p> <p>Bowl Stages: <input type="text"/></p> <p>Column Length: <input type="text"/> feet</p>
--	--

Permit Detail - Edit Existing Exempt Registration

Save

Basic Info

Date: 10/10/2023

Status: On Hold

Permit Term: From 10/02/2023 To 12/31/3000

Primary Use: Single Family (modify use information below)

Exempt
 With Drilling
 Non-Exempt
 W/O Drilling
 OAWS

Date Renewal Received:

Rec'd Signed Permit? Check if Yes

HUP

Manual Renewal

Owner Info

Owner: Josh Morris Owner ID: 13340€ [Select Owner](#)

Amendment Info

Increase Allocation
 Decrease Allocation
 Change in Use
 Change in Ownership
 Add Well To Aggregate System
 Replacement Well
 Re-Drill Well
 Re-Equipment Well

Permitted Amounts

Annual Production: 500,000 gal/yr

TQD Amount: 0 gal/yr

ICO Amount: 0 gal/yr

Declaration of Intent

Date Received:

Individual Joint

GRP Sponsor:

Will the groundwater be used in conjunction with a Operating or Historical Use Permit? Check if Yes

If yes, explain:

Related Permits:
- NONE -

Associated Wells

Reg Num	App Sequence	Well Sequence	Status
2023100201	0	1	

General Notes:

Exempt Well processed by K. Hein 10/10/23

- [New Well](#)
[Edit](#)
[Add Existing](#)
[Delete](#)

Staff Technical Review and Recommendations:

Total Qualifying Demand:

Board Recommendations

- No Data -

[Click here for a list of recommendations to add...](#)

Permit History

Historic Usage

[Pumpage Form](#)

Primary Use Secondary Use

Other (explain)

Subdivision or Service Area

Is the groundwater withdrawn used in a different location from the well site(s)? Check if Yes

If yes, explain

Investor Owned Utility? Check if Yes

Miscellaneous

Date expected to start withdrawing groundwater

Reason for additional water

Water Well Closure Plan Attached? Yes No

Signature on App? Check if Yes

Signature on Letter? Check if Yes

Agree to comply with Mgmt Plan? Yes No

Drought Contingency Plan Attached? Check if Yes

Will the groundwater produced be transported out of Montgomery county? Check if Yes

If yes, explain

Transported Volume: gal/year

Does applicant know of any water wells in this area not registered with the district? Check if Yes

If yes, explain

Is a public water system available in this area? Check if Yes

Will the well(s) be located within city limits? Check if Yes

Save



SIGN IN SHEET

September 12, 2023

Do you wish to speak on an agenda item?	NAME	CITY, STATE, ZIP	E-Mail	Would you like to receive LSGCD updates & information?
Yes	Simon Seewere	Magnolia, TX 77354	Simon@quodvest.com	Yes