



BOARD MEETING

APRIL 11, 2023

LSGCD



**NOTICE OF HEARINGS AND MEETINGS
OF THE BOARD OF DIRECTORS OF THE
LONE STAR GROUNDWATER CONSERVATION DISTRICT**

***To be held on Tuesday, April 11, 2023
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303***

**NOTICE OF PUBLIC HEARING ON
PERMIT AND PERMIT AMENDMENT APPLICATIONS**

TUESDAY, APRIL 11, 2023, AT 6:00 P.M.

***Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:45 P.M.)***

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Any Public Comments or Requests to Contest and General Manager Permit Hearing Report and Recommendation on Granting, Denying, or Amending Applications for the following Operating Permits and/or Meter Exemptions:
 - i. Montgomery County MUD #15, for a proposed amendment to OP-08091101-CHEV, increase of 24 mg annually, 17201 Glen Oaks Dr., Conroe, Public Supply (PWS) and Commercial use;
 - ii. Montgomery County MUD #99, for a proposed amendment to OP-05030702-CHEV, increase of 86.25 mg annually, 31955 Aldine Westfield, Spring, Public Supply (PWS) use;
 - iii. Rayford Road MUD, for a proposed amendment to OP-05101901-CHEV, increase of 73 mg annually, 2502 Hidden Park Lane, Conroe, Public Supply (PWS) use;
 - iv. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056-CHEV, increase of 7.5 mg annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) use;
 - v. Quadvest, LP. 1 (Sendera Ranch), for a proposed amendment to OP-07061903-CHEV, increase of 25.706695 mg annually, 6148 Ranch Park Dr. Magnolia, Public Supply (PWS) use;
 - vi. Texas National MUD, for a proposed amendment to OP-0400602-JSPR, for a proposed Jasper aquifer well to be drilled at 400 Texas National Blvd. Willis, and to re-equip an existing Jasper aquifer well at 400 Texas National Blvd., Willis, hydrogeological report submitted with application, increase of 15 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
 - vii. Quadvest, LP. 1 (Red Oak Ranch WS), for a proposed amendment to OP-07061902-CHEV, increase of 1.810492 mg annually, 15280 Lake Lamond, Conroe, Public Supply (PWS) use;
 - viii. Texcrete Operations, LLC (Hwy 105), for a proposed Evangeline aquifer well to be drilled at 26871 Hwy 105, Dobbin, not to exceed 4 mg annually, Industrial and Irrigation use, (Driller of Record: Ricky Bonds Water Well);
 - ix. Starlight Homes Texas, LLC, for a proposed Evangeline aquifer well to be drilled at 25138 Grand



- Pines Rd., Magnolia, not to exceed 9.41352 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- x. Crystal Springs Water (Ponderosa Pines), for a proposed amendment to OP-16092602-CHEV, increase of 15 mg annually, 17617 Old Hwy 105, Conroe, Public Supply (PWS) use;
 - xi. 83 Properties, LLC, for a proposed amendment to OP-18021601-CHEV, increase of 1.16 mg annually, 1343 Riley Fuzzel Rd., Spring, Industrial use;
 - xii. Indigo Hills RV Park Water System, for a proposed Evangeline aquifer well to be drilled at 16915 Butera Rd, Magnolia, not to exceed 2.5 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
 - xiii. Houseware Trading Company, LLC, for an existing Evangeline aquifer well at 14160 Horseshoe Bend, Conroe, operating permit not to exceed 0.5 mg annually, Commercial and Irrigation use, and
 - xiv. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed amendment to OP-07092802-JSPR, Jasper aquifer well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 135 mg annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells).

5. Discussion, consideration, and possible action on the following Operating Permits and/or Meter Exemptions:

- i. Montgomery County MUD #15, for a proposed amendment to OP-08091101-CHEV, increase of 24 mg annually, 17201 Glen Oaks Dr., Conroe, Public Supply (PWS) and Commercial use;
- ii. Montgomery County MUD #99, for a proposed amendment to OP-05030702-CHEV, increase of 86.25 mg annually, 31955 Aldine Westfield, Spring, Public Supply (PWS) use;
- iii. Rayford Road MUD, for a proposed amendment to OP-05101901-CHEV, increase of 73 mg annually, 2502 Hidden Park Lane, Conroe, Public Supply (PWS) use;
- iv. White Oak Water Supply Corporation, for a proposed amendment to OP03-0056-CHEV, increase of 7.5 mg annually, 11822 White Oak Pass, Conroe, Public Supply (PWS) use;
- v. Quadvest, LP. 1 (Sendera Ranch), for a proposed amendment to OP-07061903-CHEV, increase of 25.706695 mg annually, 6148 Ranch Park Dr. Magnolia, Public Supply (PWS) use;
- vi. Texas National MUD, for a proposed amendment to OP-0400602-JSPR, for a proposed Jasper aquifer well to be drilled at 400 Texas National Blvd. Willis, and to re-equip an existing Jasper aquifer well at 400 Texas National Blvd., Willis, hydrogeological report submitted with application, increase of 15 mg annually, Public Supply (PWS) use, (Driller of Record: To Be Determined);
- vii. Quadvest, LP. 1 (Red Oak Ranch WS), for a proposed amendment to OP-07061902-CHEV, increase of 1.810492 mg annually, 15280 Lake Lamond, Conroe, Public Supply (PWS) use;
- viii. Texcrete Operations, LLC (Hwy 105), for a proposed Evangeline aquifer well to be drilled at 26871 Hwy 105, Dobbin, not to exceed 4 mg annually, Industrial and Irrigation use, (Driller of Record: Ricky Bonds Water Well);
- ix. Starlight Homes Texas, LLC, for a proposed Evangeline aquifer well to be drilled at 25138 Grand Pines Rd., Magnolia, not to exceed 9.41352 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- x. Crystal Springs Water (Ponderosa Pines), for a proposed amendment to OP-16092602-CHEV, increase of 15 mg annually, 17617 Old Hwy 105, Conroe, Public Supply (PWS) use;
- xi. 83 Properties, LLC, for a proposed amendment to OP-18021601-CHEV, increase of 1.16 mg annually, 1343 Riley Fuzzel Rd., Spring, Industrial use;
- xii. Indigo Hills RV Park Water System, for a proposed Evangeline aquifer well to be drilled at 16915 Butera Rd, Magnolia, not to exceed 2.5 mg annually, Public Supply (PWS) and Irrigation use, (Driller of Record: To Be Determined);
- xiii. Houseware Trading Company, LLC, for an existing Evangeline aquifer well at 14160 Horseshoe Bend, Conroe, operating permit not to exceed 0.5 mg annually, Commercial and Irrigation use, and
- xiv. T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities, for a proposed amendment to OP-07092802-JSPR, Jasper aquifer well to be drilled at 11814 Grand Harbor Blvd., Montgomery, hydrogeological report submitted with application, in aggregate with 135 mg



annually, Public Supply (PWS) and Commercial use, (Driller of Record: Johnston Water Wells

6. Adjourn or continue permit hearing in whole or in part.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

These public hearings and meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting or hearing, please contact the Lone Star GCD at 936/494-3436 at least 24 hours in advance of the meeting.

At any time during one the above meetings or hearings and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Lone Star Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on April 6, 2023, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District



NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, APRIL 1, 2023, AT 6:00 P.M.

(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

***Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 5:45 P.M.)***

The Board of Directors may discuss, consider, and take action, including expenditure of funds, on any item or subject matter posted in this agenda.

1. Call to Order and Declare Regular Meeting Open to the Public
2. Roll Call
3. Public Comment on any agenda item or any other matter (Public comment is limited to a maximum of 3 minutes per speaker); *See Comment Card for Other Guidelines and Procedures.*
4. Executive Session - The Board will recess for a closed Executive Session pursuant to Texas Government Code, section §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 hearings posted for today.

No action will be taken in Executive Session.

5. Re-convene in Open Session.
6. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
 - a) March 6, 2023, Hearing on Permits
 - b) March 6, 2023, Regular Meeting
7. Committee Reports:
 - A. Budget & Finance Committee – Jonathan Prykryl, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
 - 2) Review of unaudited financials for the month of March & April 2023 – Samantha Stried Reiter
 - 3) Review of 1st Quarterly Investment Report 2023



- B. External Affairs Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting.
 - 2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD

- C. DFC & Technical Committee – Stuart Traylor, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting.

- D. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee’s activities since the last regular Board meeting.

- 8. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Samantha Stried Reiter and/or District’s technical consultant(s).

- 9. Groundwater Management Area 14 – update the board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Samantha Reiter and/or District’s technical consultant(s).
 - a) Discussion, consideration, and possible action on any items related to Lone Star GCD’s proposal(s) to and/or participation in GMA 14.

- 10. Discuss, consider, and take action as necessary concerning approval of draft management plan for public comment.

- 11. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, 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 against it for failure to submit 2022 production report and/or fines associated with untimely submissions:
 - a) Berkshire Woodland – OP-17012601
 - b) BMG 28 Unit LLC – OP-07041701
 - c) CKG Services LLC – OP-08100601
 - d) Dioselina Medina – OP-12082001
 - e) Dustin Townsend – OP-08050201
 - f) Estate of Rita Biespiel – OP-16062001
 - g) Falls at Borough Park – OP03-0048
 - h) Flor Fuentes – OP-14051902
 - i) Forest Shadows Pet Resort – OP-04060101
 - j) Gerardo Calderon – OP-21022201
 - k) Kathryn Sullivan – OP-09102701



- l) Kristen Dennis – OP-06050401
- m) Lifehouse Bible Church – OP03-0065
- n) Naushaba Arif – OP-05110201
- o) Paul Hammock – OP-14091601
- p) Premier Shell Investments, LLC – OP-16051801
- q) Ray’s Nursery – HUPAG1500017
- r) Rayford RV LLC – OP-04050701
- s) Richard Gysler & Cailean McAlister – HUPAG1500026
- t) Rigoberto Ruiz – OP-10082601
- u) Southern Outdoor Holdings – OP-10012801
- v) Stephen Shahmoradi – OP-09073001
- w) The Park @ 1488 – OP-07040401

12. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, 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 against it for failure to remit 2023 water use fees and/or fines associated with untimely submissions:

- a) Angel Texaco – OP-08102701
- b) Big Diamond (Calvary) – OP-13012401
- c) Big Diamond (FM 1097) – OP-13012402
- d) BVF-V Magnolia 3, LLC – Retreat at Magnolia – OP-13012901
- e) Chuck Cauthorn – OP-08102202
- f) CKG Services, LLC – OP-08100601
- g) Dioselina Medina – OP-12082001
- h) EF Early’s Bar B Que – HUP066 / OP-21082401
- i) Estate of Rita Biespiel – OP-16062001
- j) Gerardo Calderon – OP-21022201
- k) GBT Realty Corp (Dollar General) – OP-21092201
- l) Jim Fox – OP-07120501
- m) Montgomery County MUD #24 – HUP142 / OP03-0072
- n) Naushaba Arif – OP-05110201
- o) Paramount at Kingwood – OP-13012804
- p) Popular Investments, LLC – OP-20100101
- q) Recreational Realty (TBS 6) – OP-13102801
- r) Sir Kingwood Villas/Villas of Kingwood – OP-09042701
- s) TDC-DC Company/Valero – OP-07112901
- t) The Park @ 1488 – OP-07040401



13. General Manager’s Report – The General Manager will brief the Board on pertinent operational and management issues that the District, its employees, or consultants have encountered since the last regular Board meeting. – Samantha Stried Reiter

14. General Counsel’s Report – The District's legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel's activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations, permitting and District Management Plan development or implementation issues; groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

15. New Business.

16. Adjourn.

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Certification

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/s/ Samantha Stried Reiter

Samantha Stried Reiter, General Manager
Lone Star Groundwater Conservation District

Montgomery County MUD #15

Attn: Keith Arrant
20141 Schiel Rd
Cypress, TX 77433

Permit No. OP-08091101G

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	24.000
GM Recommendation (MG):	24.000
Water use:	Public Supply (PWS) & Commercial
Location:	17201 Glen Oaks Drive, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 24,000,000 gallons for the Chico/Evangeline.
5. Applicant currently has an HUP in the amount of 66,571,000 gallons for the Chico/Evangeline and an OP in the amount of 206,933,000 gallons for the Evangeline. Amount available pending approval of this application equals 297,504,000 gallons for the Chicot/Evangeline.
6. Applicant's reported pumpage for 2022 equals 281,794,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP136 and OP-08091101F with an aggregate allocation of 273,504,000 gallons for the Chicot/Evangeline annually. Applicant uses the water for public water supply, and non-residential connections. Applicant is requesting an increase in the permit allocation of 24,000,000 gallons for the Chicot/Evangeline annually. If approved the revised allocation will be 297,504,000 gallons for the Chicot/Evangeline annually. Applicant has an estimated 2,096 single family dwellings, 28 commercial RV park and 14 irrigation connections. Applicant states continued connection customer demand in requesting an increase. District staff have reviewed the information submitted by applicant and staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 24,000,000 gallons for Chicot/Evangeline r the Chicot/Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County MUD #99

Attn: John Montgomery
20141 Schiel Rd
Cypress, TX 77433

Permit No. OP-05030702J

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	86.250
GM Recommendation (MG):	86.250
Water use:	Public Supply (PWS)
Location:	31955 Aldine Westfield, Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Amend permit - increase allocation. Permit Terms: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 86,250,000 gallons for the Evangeline.
5. Applicant currently has an OP in the amount of 289,679,000 gallons for the Evangeline. Amount available pending approval of this application equals 375,929,000 gallons for the Evangeline.
6. Applicant's reported pumpage for 2022 equals 364,287,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-050307021 with an allocation of 289,679,000 gallons in the Evangeline. Applicant uses the water from these allocations to provide water service to residential, irrigation, and commercial connections. Applicant is requesting an additional 86,250,000 gallons for 2023 in the Evangeline annually. If approved the allocation will be 375,929,000 gallons for 2023 in the Evangeline annually. Applicant provides public supply water to 963 Montgomery County MUD #99 connections, 1527 Montgomery County MUD #115 connections, and 553 Montgomery County MUD #127 connections. Application also supplied water to 6 commercial, 73 HOA and commercial irrigation connections. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 86,250,000 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Rayford Road MUD

Attn: C/O Municipal Operations & Consulting / John Montgomery
20141 Schiel Rd
Cypress, TX 77433

Permit No. OP-051019011

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	73.000
GM Recommendation (MG):	73.000
Water use:	Public Supply (PWS)
Location:	2502 Hidden Park Lane, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 73,000,000 gallons for the Chicot/Evangeline.
5. Applicant currently has an HUP in the amount of 191,579,000 gallons for the Evangeline and an OP in the amount of 105,072,000 gallons for the Chicot/Evangeline. Amount available pending approval of this application equals 369,651,000 gallons for the Chicot/Evangeline.
6. Applicant's reported pumpage for 2022 equals 349,900,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP184A and OP-0510901H with an aggregate allocation of 296,651,000 gallons in the Chicot/Evangeline. Applicant uses the water from these allocations to provide water service to residential, irrigation, builder, and commercial connections. Applicant is requesting an additional 73,000,000 gallons for 2023 in the Chicot/Evangeline annually. If approved the aggregate allocation will be 369,651,000 gallons for 2023 in the Chicot/Evangeline annually. Applicant provides public supply water to 3621 single family, 23 commercial, and 183 HOA and commercial irrigation. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 73,000,000 gallons in the Chicot/Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

White Oak Water Supply Corporation

Attn: John Montgomery
20141 Schiel Rd
Cypress, TX 77433

Permit No. OP03-0056F

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	7.500
GM Recommendation (MG):	7.500
Water use:	Public Supply (PWS)
Location:	11822 White Oak Pass, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 7,500,000 gallons.
5. Applicant currently has an HUP in the amount of 13,755,000 gallons and an OP in the amount of 31,745,000 gallons. Amount available pending approval of this application equals 53,000,000 gallons.
6. Applicant's reported pumpage for 2022 equals 49,747,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP244-CHEV and OP03-0056E-CHEV with an aggregate allocation of 45,500,000 gallons in the Evangeline. Applicant uses the water from these allocations to provide water service to residential, irrigation, and builder connections. Usage for 2022 was recorded at 49,747,000. Applicant is requesting an additional 7,500,000 gallons in the Evangeline annually. If approved the aggregate allocation will be 53,000,000 gallons in the Evangeline annually. Applicant provides public supply water to 354 single family, 5 irrigation connections, with a buildout of 364 connections. District staff have reviewed the information supplied and recommend to the General Manager that she recommend the Board approve the requested increase of 7,500,000 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Quadvest, LP. 1 (Sendera Ranch)

Attn: Mark Urbach
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-07061903E

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	25.706695
GM Recommendation (MG):	25.706695
Water use:	Public Supply (PWS)
Location:	6418 Ranch Park Dr, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 11, 2022 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 25,706,695 gallons.
5. Applicant currently has an HUP in the amount of 43,271,000 gallons in the Evangeline and an OP in the amount of 8,929,000 gallons in the Evangeline. Amount available pending approval of this application equals 77,906,695 gallons in the Evangeline.
6. Applicant's reported pumpage for 2022 equals 58,668,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP280-CHEV and OP-07061903D-CHEV with an aggregate allocation of 52,200,000 gallons in the Evangeline annually. Applicant uses the water for public water supply, irrigation, and commercial connections. Applicant is requesting an increase in the permit allocation of 25,706,695 gallons in the Evangeline annually. If approved the revised aggregate allocation will be 77,906,695 gallons in the Evangeline annually. Applicant has an estimated 368 residential, POA irrigation, and 1 commercial connections. Applicant has a buildout of 461 residential connections. Applicant is requesting an increase due to connection demand. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board approve the requested allocation increase of 25,706,695 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Texas National MUD

Attn: Mike Hartman
3401 Louisiana St, Suite 400
Houston, TX 77002

Permit No. OP-04080602D

Amend Operating Permit

Date of Hearing:	4/11/2023	
Request (MG):	15.000	
GM Recommendation (MG):	15.000	
Water use:	Public Supply (PWS)	
Location:	400 Texas National Blvd., Willis	400 Texas National Boulevard, Willis
Well Registration:	2022102702	2014101601
Depth (ft):	1200.0	1275.0
Diameter (in):	12.0	6

Information

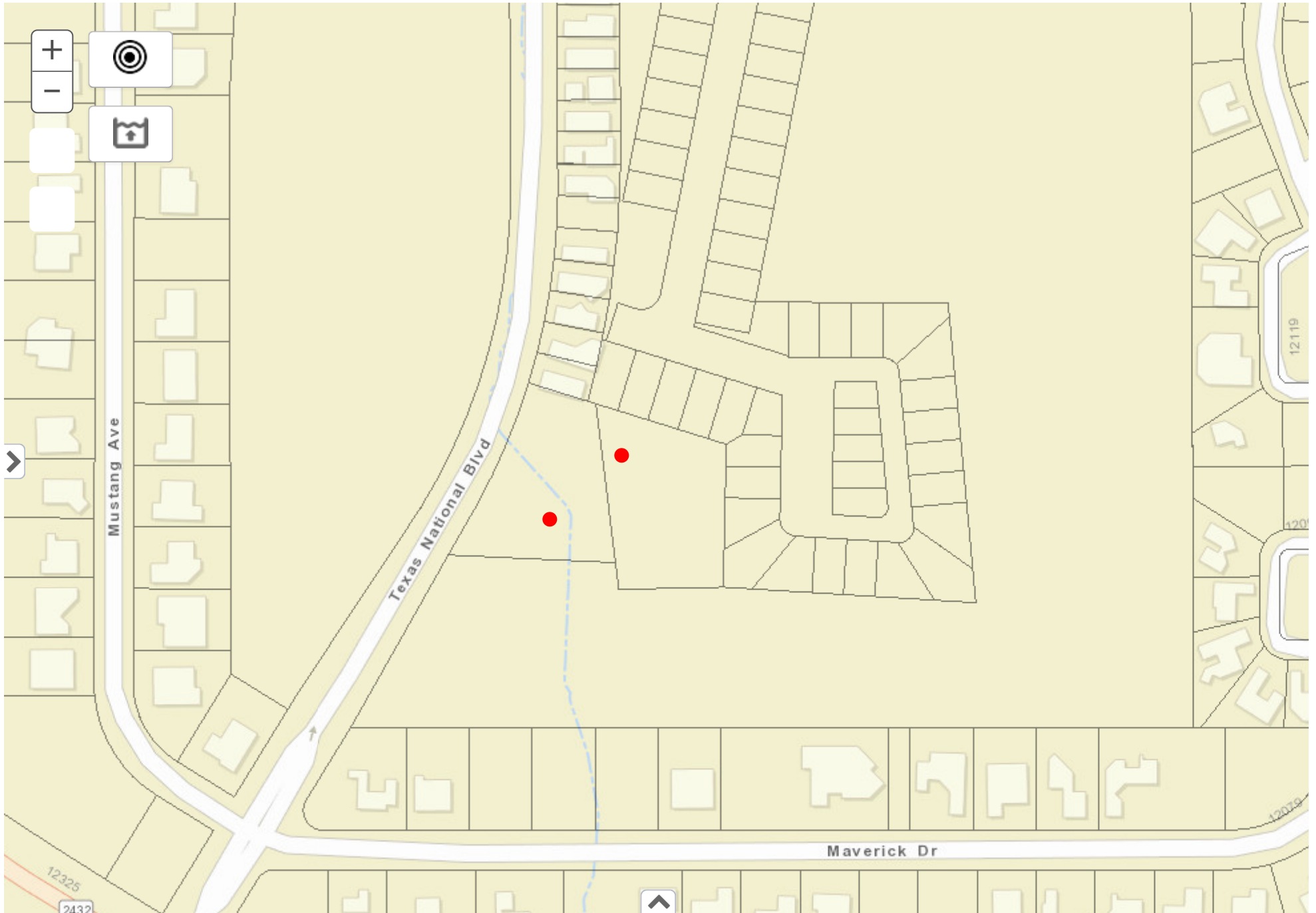
1. **Amend permit** - add well to aggregate system, re-equipment well: max gpm. and increase allocation. Permit Term: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 15,000,000 gallons.
5. Applicant currently has an OP in the amount of 30,000,000 gallons. Amount available pending approval of this application equals 45,000,000 gallons.
6. Applicant's reported pumpage for 2022 equals 31,079,000 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. A hydrogeological report is required due to requesting exemption as stated in District Rule 3.2: "All new wells may not be drilled within 50 feet of the nearest adjacent property line". District consultants have reviewed the submitted hydrogeological report and found to meet the requirements as detailed in the Hydrogeological Report Guidelines.
9. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new well in the Jasper, authorization to change permitted characteristics of well #2014101601 in the Jasper and increase allocation in the Jasper. Applicant currently holds OP-04080602C with an allocation of 30,000,000 gallons in the Jasper. Applicant is requesting an additional 15,000,000 gallons the Jasper annually. If approved the allocation will be 45,000,000 gallons in the Jasper annually. Water from these wells to supply water to 309 residential connections with a buildout of 426. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
10. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Texas National MUD - OP-04080602D
400 Texas National Blvd.

Hello, LSGCD Internal!
Home | Log off | Help



Quadvest, LP. 1 (Red Oak Ranch WS)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-07061902F

Amend Operating Permit

Date of Hearing: 4/11/2023
Request (MG): 1.810492
GM Recommendation (MG): 1.810492
Water use: Public Supply (PWS)
Location: 15280 Lake Lamond, Conroe
Well Registration: N/A
Depth (ft): N/A
Diameter (in): N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 11, 2022 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 1,810,492 gallons.
5. Applicant currently has an HUP in the amount of 14,897,000 gallons in the Evangeline and an OP in the amount of 26,305,000 gallons in the Evangeline. Amount available pending approval of this application equals 43,012,492 gallons in the Evangeline.
6. Applicant's reported pumpage for 2022 equals 40,195,000 gallons.
7. District Staff Technical Review and Recommendation: Applicant currently holds OP-07061902E-CHEV and HUP281-CHEV with an aggregate allocation of 41,202,000 gallons in the Evangeline. Applicant is requesting an increase of 1,810,492 gallons in the Evangeline annually. If approved the revised aggregate allocation will be 43,012,492 gallons in the Evangeline annually. Applications wells serve 111 single family dwelling connections in the Red Oak Ranch subdivision and contracted to serve 300 Jacobs Reserve single family dwellings. Applicant further notes they are requesting to increase the ultimate permit amount based on historical pumpage. Staff recommends to the General Manager that she recommend the Board approve the requested increase of 1,810,492 gallons in the Evangeline annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Texcrete Operations, LLC (Hwy 105)

Attn: Carey Smith
PO Box 137
Kurten, TX 77862

Permit No. OP-22120901

Operating Permit

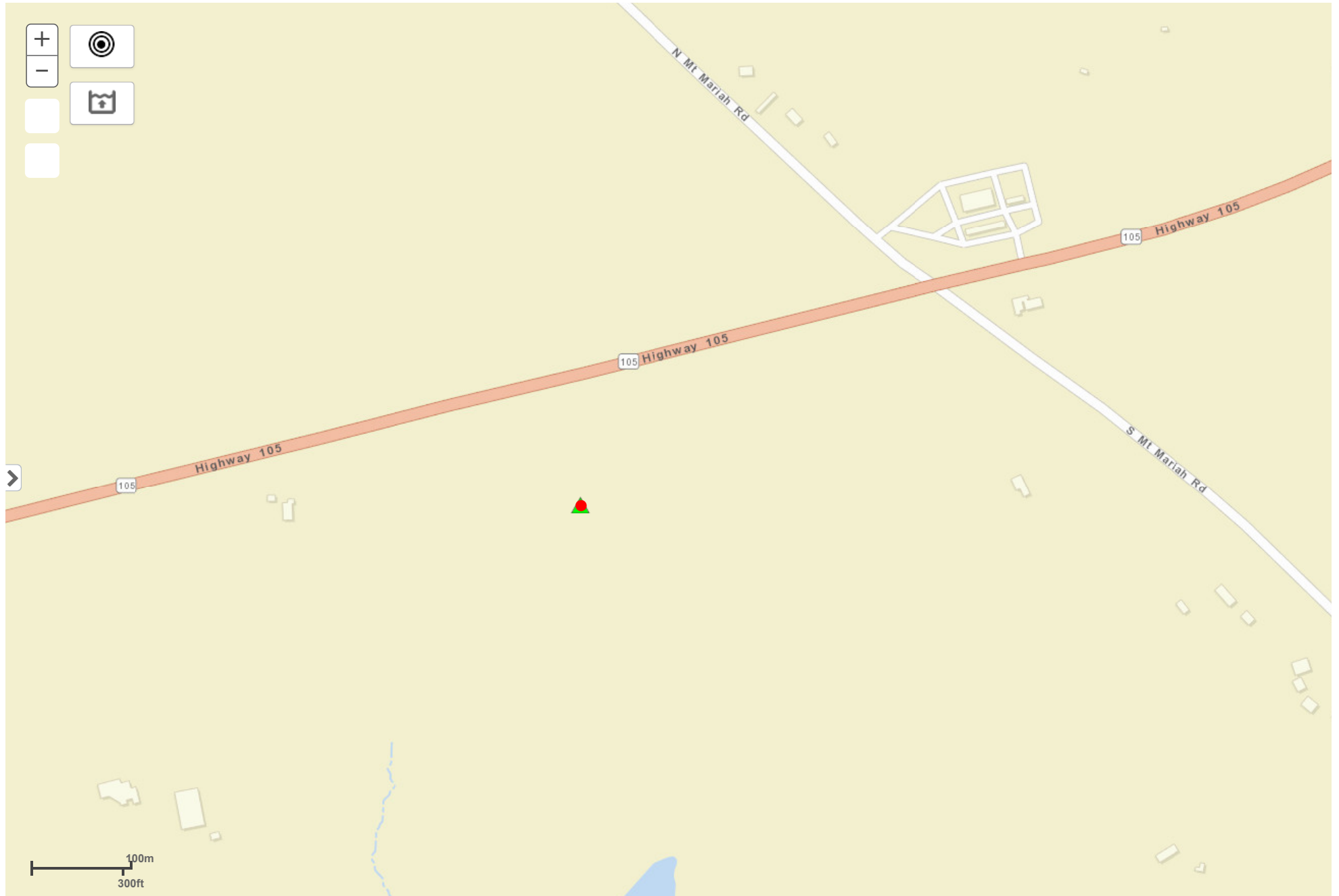
Date of Hearing:	4/11/2023
Request (MG):	4.000
GM Recommendation (MG):	4.000
Water use:	Industrial & Irrigation
Location:	26871 Hwy 105, Dobbin
Well Registration:	2022120902
Depth (ft):	300.0
Diameter (in):	4.0

Information

1. Issue a permit commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for a concrete batch plant.
5. Applicant requests 4,000,000 gallons for the Evangeline for 2023 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well which will serve a concrete batch plant. Applicant has 2 acres dust control, state required truck wash down after each load. The concrete batch plant will produce approximately 66 loads per day. Applicant is requesting an allocation of 4,000,000 gallons in the Evangeline for 2023 annually thereafter based on projected daily loads, irrigation/dust control, and wash down of concrete trucks using an estimated 77,000 gallons per week. District staff and consultant have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the request for registration and construction of the new well, as well as an allocation of 4,000,000 gallons in the Evangeline for 2023 and annually thereafter as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303



Starlight Homes Texas, LLC

Attn: Paul Sims
10110 W Sam Houston Pkwy. N. Suite A-100
Houston, TX 77064

Permit No. OP-23011001

Operating Permit

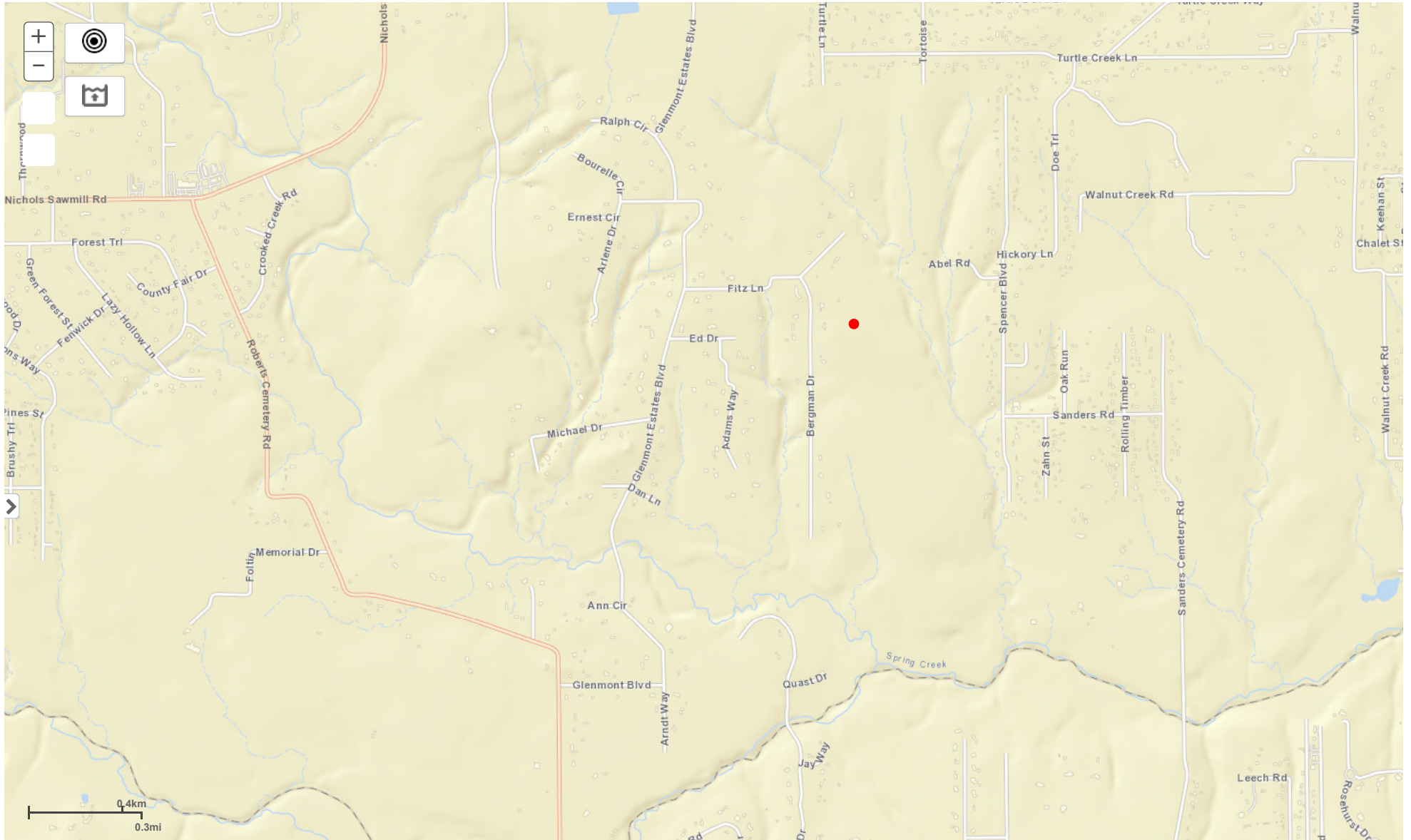
Date of Hearing:	4/11/2023
Request (MG):	9.41352
GM Recommendation (MG):	9.41352
Water use:	Public Supply (PWS) & Irrigation
Location:	25138 Grand Pines Rd., Magnolia
Well Registration:	2023011002
Depth (ft):	660.0
Diameter (in):	10.0

Information

1. Issue a permit commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for the Spring Creek Trails subdivision.
5. Applicant requests 9,413,520 gallons in the Evangeline for 2023 and annually thereafter.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new well which will serve a newly developing area. Applicant is further requesting the issuance of OP-23011001-CHEV with an allocation of 9,413,520 gallons in the Evangeline for 2023 and annually thereafter. Applicant will use allocation during the pump test, step test, construction of water lines, utilities, developing residential connections and irrigation connections. Applicant is estimating buildout construction of 625 homes, and HOA connections with 12.85 acres of irrigation at the end of five years. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed wells, and further approve the requested allocation of 9,413,520 gallons in the Evangeline for 2023 and annually thereafter.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lonestar GCD Starlight Homes Texas, LLC OP-23011001 25138 Grand Pines Rd., Magnolia



Crystal Springs Water (Ponderosa Pines)

Attn: Julie Debros, C.F.O.
P.O. Box 603
Porter, TX 77365

Permit No. OP-16092602B

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	15.000
GM Recommendation (MG):	15.000
Water use:	Public Supply (PWS)
Location:	17617 Old Hwy 105, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 15,000,000 gallons.
5. Applicant currently has an OP in the amount of 10,000,000 gallons. Amount available pending approval of this application equals 25,000,000 gallons.
6. Applicant's reported pumpage for 2022 equals 21,336,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-16092602A with an annual allocation of 10,000,000 gallons in the Evangeline aquifer. The water from this permit provides water for a public water system for 296 single family connections. The annual usage for 2022 is recorded as 21,336,000 gallons. Applicant is requesting an additional 15,000,000 gallons in the Evangeline aquifer annually due to the increase in customer connections. District staff have reviewed the information provided by the applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 15,000,000 gallons annually as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

83 Properties, LLC

Attn: Joe Harper
654 N. Sam Houston Pkwy, E. Ste 330
Houston, TX 77060

Permit No. OP-18021601A

Amend Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	1.160
GM Recommendation (MG):	1.160
Water use:	Industrial
Location:	1343 Riley Fuzzel Rd., Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation and change type of use. Permit Terms: commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests to increase allocation by 1,160,000 gallons. In addition to the allocation increase, the permittee is requesting a Change of Type of Use for the operating permit from Commercial Use to Industrial Use.
5. Applicant currently has an OP in the amount of 50,000 gallons. Amount available pending approval of this application equals 1,210,000 gallons.
6. Applicant's reported pumpage for 2022 equals 641,860 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-18021601 with an annual allocation of 50,000 gallons in the Evangeline aquifer. The water from this permit provides water for equipment washing facility for the mixing of bentonite clay powder mixture. The annual usage for 2022 is recorded as 641,860 gallons for a partial year use. Applicant is requesting an additional 1,160,000 gallons in the Evangeline aquifer annually due to the change in use of the water well. Permittee is also requesting a Change in Water Use Type from commercial to industrial use. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 1,160,000,000 gallons annually and the Change in Type of Use as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Indigo Hills RV Park Water System

Attn: Brandon Teague
16915 Butera Rd
Magnolia, TX 77355

Permit No. OP-23031401

Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	2.500
GM Recommendation (MG):	2.500
Water use:	Public Supply (PWS)
Location:	16915 Butera Rd, Magnolia
Well Registration:	2023031401
Depth (ft):	330.0
Diameter (in):	6.0

Information

1. Issue a permit commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 2,500,000 gallons for 2023 and annually thereafter.
5. Applicant will provide water for RV site facility.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting authorization to begin construction of a new well which will serve The Indigo Hills RV Park Water System in the Evangeline aquifer. Applicant is further requesting the issuance of OP-23031401 with an allocation of 2,500,000 gallons for 2023 and beyond in the Evangeline aquifer. Applicant states the allocation will be used for approximately 99 RV sites, a laundry room with 3 washing machines, mens and womens restrooms building and 44,000 square feet of irrigation for the grass, trees and plants around the facility. District staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and the allocation of 2,500,000 gallons for 2023 and beyond as requested.
7. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Indigo Hills RV Park System OP-23031401
Well Registration 2023031401
16915 Butera Rd, Magnolia

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Houseware Trading Company, LLC

Attn: Salvador Cervantes
54 Marble Rock Pl
Spring, TX 77382

Permit No. OP-23031402

Operating Permit

Date of Hearing:	4/11/2023
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Commercial
Location:	14160 Horseshoe Bend, Conroe
Well Registration:	2023031402
Depth (ft):	315.0
Diameter (in):	5.0

Information

1. **Existing Well** - Issue a permit commencing April 11, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. This is an existing well not permitted with the District. Well was drilled and began beneficially using water in 2020.
5. Applicant requests 500,000 gallons for 2023 and annually thereafter.
6. Applicant provides water for a business complex consisting of 10 buildings (after complete buildout).
7. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of an existing well not permitted with the District that was drilled in 2020. The well provides water to a 10 business building complex. Applicant is further requesting the issuance of OP-23031402 with an allocation of 500,000 gallons annually in the Evangeline aquifer. Applicant states water from this well will be used for various service and storage businesses, including a machine shop for copiers, pet shop and a luxury car storage facility at this time with additional business coming in. In addition, there is a required 60,000 gallon fire tank and 40,000 square feet of irrigation being maintained by the well on the property site, including, grass, trees and plants. District staff have reviewed the information provided by the applicant. Staff recommends to the General Manager that she recommend the Board approve the registration of the existing well and the allocation of 500,000 gallons for 2022 and annually thereafter as requested.
8. Based on technical review, staff recommends that the General Manager recommend approval to the Board as requested with the following condition: Applicant remits water use fees from 2020 to present as specified by District. (Meter has been properly installed.)



Lone Star Groundwater Conservation District
655 Conroe Park North Drive, Conroe, TX 77303

Lonestar GCD
Houseware Trading Co
OP-23031402
14160 Horseshoe Bend
Existing Well Reg 23031402
Drilled 5/25/2020
Unpermitted/Unregistered

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Support

T & W Water Services (Grand Harbor/Gemstone) dba Blue Topaz Utilities

Attn: Ron Payne
P. O. Box 2927
Conroe, TX 77305

Permit No. OP-07092802G

Amend Operating Permit

Date of Hearing: 4/11/2023
Request (MG): None Requested
GM Recommendation (MG): None Requested
Water use: Public Supply (PWS) & Commercial
Location: 11814 Grand Harbor Blvd., Montgomery
Well Registration: 2023020101
Depth (ft): 740.0
Diameter (in): 10.0

Information

1. **Amend permit** - add well to aggregate system. Permit Term: commencing April 11, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant is not requesting to increase allocation at this time.
5. Applicant currently has an HUP in the amount of 15,878,000 gallons for the Jasper and an OP in the amount of 119,122,000 gallons for the Jasper. Amount available pending approval of this application equals 135,000,000 gallons for the Jasper.
6. Applicant's reported pumpage for 2022 equals 145,267,998 gallons.
7. A hydrogeological report is required due to the maximum GPM of the proposed well system will be greater than 700 GPM. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. A hydrogeological report is required due to requesting exception as stated in District Rule 3.2: "All new wells may not be drilled within 50 feet of the nearest adjacent property line". Applicant is requesting an exception to District Rule 3.2. Applicant has provided documentation that a written notice as required under District Rule 3.4(d) was mailed via certified mail on 2/28/2023. District consultants have reviewed the submitted hydrogeological report and found to meet the requirements as detailed in the Hydrogeological Report Guidelines.
9. **District Staff Technical Review and Recommendation:** Applicant is requesting registration and authorization to drill one new Jasper well. Applicant currently holds OP-07092802F and HUP291 with an aggregate allocation of 135,000,000 gallons in the Jasper. Water from this well to supply water to the Grand Harbor/Gemstone water system. Applicant is requesting the construction of a new Jasper well with no additional allocation being requested at this time. District staff has reviewed the information supplied by the applicant and recommend to the General Manager that she recommends the Board approve that which has been requested.
10. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.



T & W Water Services (Grand Harbor/Gemstone) 11814 Grand Harbor Blvd, Montgomery



LONE STAR GROUNDWATER CONSERVATION DISTRICT

March 6, 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 March 6, 2023.

CALL TO ORDER:

President Spigener called to order the Public Hearing on Permit Applications at 6:04 PM announcing the meeting open to the public.

ROLL CALL:

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

Jon Paul Bouché - Absent
Jonathan Prykryl
Janice Thigpen
Stuart Traylor
Jim Spigener
Kenneth Earnest - Absent

Four 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.*

PUBLIC COMMENTS:

No comments were received.

First, let me note that Item 2 (East Montgomery County MUD 12) has been pulled from consideration due to a change in the application. Of the remaining 9 permits for consideration, 2 are applications for new wells, 2 are HUP’s requesting changes. This requires a new operating

permit to be tied to the historical use permit. 5 included requests for an increase in allocation. Based on a technical review of the information supplied, it is the General Manager's recommendation to approve that which is requested

1. Ninfa Villanueva

Applicant is requesting registration of a new Evangeline Aquifer well and production authorization in the amount of 2,600,000 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.

~~**2. East Montgomery County MUD 12**~~

~~Applicant is requesting an amendment to an Operating Permit OP-19060701-CHEV for an increase in production authorization in the amount of 70,000,000 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.~~

3. Bill Ellison

Applicant is requesting registration of a new Jasper Aquifer well and production authorization in the amount of 47,910,000 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.

4. HMW Special Utility District (Armadillo Woods/Magnolia Oaks)

Applicant is requesting registration of a new Chicot/Evangeline Aquifer operating permit in aggregation with existing HUP085-CHEV and production authorization in the amount of 18,290,000 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.

5. Crystal Springs Water (Waukegan Way)

Applicant is requesting an amendment to an Operating Permit OP-18081501-CHEV for an increase in production authorization in the amount of 10,000,000 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.

6. CSWR-Texas Utility Operating Company, LLC (Goode City)

Applicant is requesting an amendment to an Operating Permit OP-04082001-CHEV for an increase in production authorization in the amount of 1,300,000 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.

7. CSWR-Texas Utility Operating Company, LLC (Deerwood)

Applicant is requesting an amendment to an Operating Permit OP-09022601-CHEV for an increase in production authorization in the amount of 1,900,000 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.

8. Montgomery County MUD #137

Applicant is requesting an amendment to an Operating Permit OP-14061701-CHEV for an increase in production authorization in the amount of 70,000,000 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.

9. Montgomery County MUD #96

Applicant is requesting an amendment to an Operating Permit OP-13102401-CHEV for an increase in production authorization in the amount of 20,000,000 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.

10. Settlers Crossing Water System

Applicant is requesting registration of a new Chicot/Evangeline Aquifer operating permit in aggregation with existing HUP196-CHEV and production authorization in the amount of 845,000 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.

Vice President Traylor motioned to approve item #1 and #3-10, as recommended by the General Manager. Treasurer Prykryl seconded. Motion passed.

ADJOURN:

There being no further business, President Spigener motioned to adjourn the public hearing on permit applications. The meeting was adjourned at 6:07 pm.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF April 2023.

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

March 6, 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 March 6, 2023.

CALL TO ORDER:

President Spigener presided and called to order the regular Board of Directors meeting at 5:30 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:

Jon Paul Bouché – Virtual
Janice Thigpen
Stuart Traylor
Jonathan Prykryl
Jim Spigener
Kenneth Earnest - Virtual

Four 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:

No public comments were received.

EXECUTIVE SESSION:

The Board recessed at 5:33 PM into a closed Executive Session pursuant to Texas Government Code, Sections 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 5:47 PM

DISCUSS, CONSIDER, AND TAKE ACTION AS NECESSARY CONCERNING VACANCY ON BOARD:

President Spigener stated that due to an unfortunate situation, we did not have a board member elected to position 7. The board has been working diligently to appoint a new board member. A process was put in place. The executive committee met and reviewed resumes. Six resumes were received and sorted based on qualifications and background. Garry Dent is the committee's recommendation. Without further discussion, upon a motion by Secretary Thigpen and seconded by Treasurer Prykryl, the Board approved the committee's recommendation. Ms. Reiter will reach out to Mr. Dent to inform him of his board appointment. Mr. Dent will be sworn in at next month's board meeting. He will remain on the board until the next scheduled election in November of 2024.

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, upon a motion by Vice-President Traylor and seconded by Treasurer Prykryl, the Board approved the meeting minutes as presented.

- a) February 14, 2023, Public Hearing on Permit Applications
- b) February 14, 2023, Regular Board of Directors Meeting

COMMITTEE REPORTS:

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 February and March 2023 – Ms. Reiter reported that due to the short time between board meetings, the financials for February and March will be presented at the April board meeting

B. External Affairs Committee – Jim Spigener, Chair

- 1) Brief the Board on the Committee's activities since the last regular Board meeting – President Spigener stated that the committee will be meeting in the coming weeks and continues to actively communicate with the District's legislative consultants on legislative updates. There are many bills being presented and Ms. Reese stated that the bill filing deadline is March 10th. The committee spoke about a few key bills

that were filed. Ms. Reese stated she would go through all of them and scale down the key important ones and share those at the next board meeting.

- 2) Discussion, consideration, and possible action on any items related to communications and/or legislative matters pertaining to Lone Star GCD – President Spigener stated he had nothing to report at this time.

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 stated that the committee has not met and does not have a meeting scheduled currently, though he suspects they will have one to receive an update after the GMA meeting tomorrow.

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

- 1) Brief the Board on the Committee’s activities since the last regular Board meeting – President Spigener stated that the committee will be meeting at the end of March to review proposed changes that District staff have been tracking. As a reminder this review is occurring in part due to the requirement from the District’s Management Plan that we review our rules regularly to ensure they are working. The rules were put in place September of 2020 with minor amendments occurring in June 2022. The committee is seeking input and feedback to make improvements going forward.

- 2) Discussion and possible action regarding accepting written public comments on District rules and future rule meetings and/or workshops.

-Ms. Reese shared that the board wanted to open up our current rules for public comment for 60 days. The rules committee has met and spoken about some areas that they would like to improve upon. We are also soliciting input from the public so that we can take that into consideration as the committee is having these meetings. After the public comment period which is about sixty days, at that point in time the legislature would have almost finished for the year and we will know what is going to become law and what is not going to become law and take that info consideration. Over the summer we are going to look at what written comments we got, what do we know that we want to look at and what is the legislature making us do. Draft rules would come out in early fall, assuming there will be changes. New rules would be adopted before the end of the year. President Spigener stated that after the 60 days he wanted to open the process up and conduct a stakeholder meeting.

President Spigener formally announced opening the rules up for public comment for sixty days starting March 15, 2023. Upon a motion by President Spigener and seconded by Treasurer Prykryl, the Board approved the opening of the rules for public comment for sixty days.

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

Ms. Reiter stated she had nothing additional to report on at this time, as the consultants' focus has remained on the GULF 2023 model review though we anticipate shifting back following the GMA 14 meeting tomorrow.

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

Ms. Reiter stated that the GMA 14 Joint Planning Group will be meeting tomorrow, March 7th in Brazoria county to discuss the release of the GULF 2023 model and have open communications between the GCD voting members and the TWDB representatives. LSGCD technical consultants will be in attendance as well as Ms. Reese.

Discussion, consideration, and possible action on any items related to Lone Star GCD's proposal(s) to and/or participation in GMA 14 - No action to be taken at this time.

GENERAL MANAGER'S REPORT:

Ms. Reiter stated her report is in the packet. We are currently working on violations and overpumpage violations. These will need to be handled differently this year due to perpetual permits being issued in 2022. The goal is to get these out by the beginning of April.

GENERAL COUNSEL'S REPORT:

Ms. Reese stated she had nothing to report on. She is working on a summary of the proposed legislation that can be discussed and next month's board meeting.

NEW BUSINESS:

Nothing to report on currently.

RECESS TO PERMIT HEARING:

The board recessed at 6:04 to the permit hearing.

RECONVENE RECESS:

The board reconvened the regular board meeting at 6:07.

EXECUTIVE SESSION:

The Board recessed at 6:08 PM into a closed Executive Session pursuant to Texas Government Code, Sections 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.

ADJOURN:

There being no further business, Vice-President Traylor motioned to adjourn the meeting and Treasurer Prykryl seconded. The meeting was adjourned at 6.49 PM.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF April 2023.

Janice Thigpen, Board Secretary

Lone Star Groundwater Conservation District
Balance Sheet

As of February 28, 2023

Accrual Basis

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	4,952,194.62
First Bank (Operating)	115,979.36
TexPool	47,847.35
Total Checking/Savings	5,116,021.33
Accounts Receivable	
Accounts Receivable	87,860.59
Total Accounts Receivable	87,860.59
Other Current Assets	
Allow for Bad Debts	-30,819.89
Other Receivable	
Allowance for Doubiful Accounts	20,602.80
Total Other Receivable	20,602.80
Deposited Funds from A/R	87.75
Prepaid Insurance	
TWCA premium	3,510.33
Prepaid Dishonesty & Public Bond	-336.75
Total Prepaid Insurance	3,173.58
Total Other Current Assets	-6,955.76
Total Current Assets	5,196,926.16
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-423,236.04
Total Bldg & Land	1,430,503.23
Furniture & Equipment	
Furniture/Fixture/Equipment	350,516.94
Accumulated Depreciation	-264,509.70
Total Furniture & Equipment	86,007.24
Total Fixed Assets	1,516,510.47
TOTAL ASSETS	6,713,436.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	49,709.54
Total Accounts Payable	49,709.54
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-67,171.53
Total Accrued Expenses	0.00

Lone Star Groundwater Conservation District
Balance Sheet

As of February 28, 2023

Accrual Basis

	Feb 28, 23
Accrued Vacation Time	19,426.32
Deferred Revenue	-459,393.49
Direct Deposit Liabilities	
ICMA 401(a)-EE portion	0.02
ICMA-401(a) - ER portion	0.02
Total Direct Deposit Liabilities	0.04
Payroll Liabilities	1,990.81
Total Other Current Liabilities	-437,922.32
Total Current Liabilities	-388,212.78
Total Liabilities	-388,212.78
Equity	
Invested in Capital Assets, net	1,518,850.65
Retained Earnings	5,383,893.54
Net Income	198,905.22
Total Equity	7,101,649.41
TOTAL LIABILITIES & EQUITY	6,713,436.63

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
Application Fee-Other	0.00	412.50	0.00	825.00	4,950.00
AWS Production Permit	0.00	250.00	0.00	500.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	250.00	1,500.00
Existing Well Application	0.00	125.00	0.00	250.00	1,500.00
Operating Permit	10,826.52	1,833.33	14,001.52	3,666.66	22,000.00
Application Fee - Other	150.00		900.00		
Total Application Fee	10,976.52	2,745.83	14,901.52	5,491.66	32,950.00
Change of Ownership/Type	0.00	333.33	0.00	666.66	4,000.00
Publication Fees	0.00	416.66	0.00	833.32	5,000.00
Record Request	0.00	125.00	0.00	250.00	1,500.00
Returned Check Fee	50.00	4.16	50.00	8.32	50.00
Well/Meter Re-inspection Fees	0.00	166.66	0.00	333.32	2,000.00
Total Administrative Fee	11,026.52	3,791.64	14,951.52	7,583.28	45,500.00
Interest Income	552.39	416.66	1,155.77	833.32	5,000.00
Lone Star GCD Fees					
Agricultural Permits					
Agricultural HUP 2023	62.05	95.38	124.10	190.76	1,144.57
Agricultural OP 2023	76.33	112.95	152.66	225.90	1,355.43
Total Agricultural Permits	138.38	208.33	276.76	416.66	2,500.00
Export Fees	0.00	50.00	0.00	100.00	600.00
Historic Use Fee					
Historic Use Fee 2023	96,570.42	125,000.00	193,140.84	250,000.00	1,500,000.00
Total Historic Use Fee	96,570.42	125,000.00	193,140.84	250,000.00	1,500,000.00
Operating Permit Fees					
Operaing Permit 2023	118,556.11	116,666.66	248,775.68	233,333.32	1,400,000.00
Total Operating Permit Fees	118,556.11	116,666.66	248,775.68	233,333.32	1,400,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
AWS Production fees					
AWS Production Fees - 2023	14,473.20	16,666.66	28,946.40	33,333.32	200,000.00
Total AWS Production fees	14,473.20	16,666.66	28,946.40	33,333.32	200,000.00
Overpumpage of a Permit	0.00	4,166.66	0.00	8,333.32	50,000.00
Penalty/ Interest	5,416.35	833.33	5,416.35	1,666.66	10,000.00
Total Lone Star GCD Fees	235,154.46	263,591.64	476,556.03	527,183.28	3,163,100.00
Total Income	246,733.37	267,799.94	492,663.32	535,599.88	3,213,600.00
Gross Profit	246,733.37	267,799.94	492,663.32	535,599.88	3,213,600.00
Expense					
Election Expense	0.00	8,333.33	2,508.00	16,666.66	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	8,333.32	50,000.00
Total Litigation	0.00	4,166.66	0.00	8,333.32	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	833.32	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	16,333.32	98,000.00
PAM Units	0.00	1,250.00	0.00	2,500.00	15,000.00
Educational Curriculum Schools	0.00	4,166.66	0.00	8,333.32	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	125.00	750.00
Website Modification	0.00	416.66	0.00	833.32	5,000.00
ET Weather Station Network	76.36	208.33	88.01	416.66	2,500.00
Communication/Public Awareness	0.00	1,666.66	0.00	3,333.32	20,000.00
Conservation Products	0.00	666.66	0.00	1,333.32	8,000.00
Total Community Aware/Public Relation	76.36	17,020.79	88.01	34,041.58	204,250.00
Total Educate/Public Aware Coordinate	76.36	17,020.79	88.01	34,041.58	204,250.00
Attorney Fees					
Legislative Consulting	13,000.00	11,666.66	26,000.00	23,333.32	140,000.00
PIA Legal Work	0.00	416.66	199.50	833.32	5,000.00
General Counsel Work	26,884.00	31,250.00	52,542.51	62,500.00	375,000.00
Legal Work - Additional	0.00	2,500.00	0.00	5,000.00	30,000.00
Total Attorney Fees	39,884.00	45,833.32	78,742.01	91,666.64	550,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
Board Expense					
Meeting/Conference	53.15	416.66	703.24	833.32	5,000.00
Per Diem	6,250.00	5,250.00	8,500.00	10,500.00	63,000.00
Payroll Tax Liability - Board	478.11	458.33	650.25	916.66	5,500.00
Board Meeting Expense	499.91	500.00	1,081.56	1,000.00	6,000.00
Total Board Expense	7,281.17	6,624.99	10,935.05	13,249.98	79,500.00
Advertising/Public Notices	0.00	500.00	93.20	1,000.00	6,000.00
Audit Fees	0.00	812.50	0.00	1,625.00	9,750.00
Building Expense					
Building Maintenance	425.00	2,916.66	1,441.75	5,833.32	35,000.00
Utilities & Housekeeping	2,815.69	4,333.33	5,735.48	8,666.66	52,000.00
Total Building Expense	3,240.69	7,249.99	7,177.23	14,499.98	87,000.00
Computer Support					
Hosting/Internet/Backup	600.10	2,333.33	1,200.20	4,666.66	28,000.00
Repair & Support	1,894.00	2,166.66	1,894.00	4,333.32	26,000.00
Software	3,044.00	416.66	3,228.00	833.32	5,000.00
Total Computer Support	5,538.10	4,916.65	6,322.20	9,833.30	59,000.00
Engineering					
District Engineer	0.00	10,416.66	11,394.55	20,833.32	125,000.00
Engineering Consult Svcs	20,412.50	16,666.66	45,557.75	33,333.32	200,000.00
GMA 14 Planning	0.00	4,166.66	0.00	8,333.32	50,000.00
Well Permit Database Management	0.00	8,333.33	0.00	16,666.66	100,000.00
Total Engineering	20,412.50	39,583.31	56,952.30	79,166.62	475,000.00
Field/Technical Expense					
Field Supplies	0.00	291.66	0.00	583.32	3,500.00
Vehicle Fuel Expense	302.12	541.66	650.31	1,083.32	6,500.00
Vehicle/MobileLab Repair & Maint	101.17	250.00	117.36	500.00	3,000.00
Vehicle -Capital expense	0.00	416.66	0.00	833.32	5,000.00
Total Field/Technical Expense	403.29	1,499.98	767.67	2,999.96	18,000.00
Insurance					
Bonds	83.26	83.33	166.52	166.66	1,000.00
Building & Property Insurance	444.00	416.66	888.00	833.32	5,000.00
Errors and Omissions	173.00	216.75	346.00	433.50	2,601.00
Liability	87.50	98.16	175.00	196.32	1,178.00
Vehicle Insurance	219.50	259.58	439.00	519.16	3,115.00
Total Insurance	1,007.26	1,074.48	2,014.52	2,148.96	12,894.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
Manager					
Travel/Edu/Training	220.00	666.66	220.00	1,333.32	8,000.00
Vehicle Allowance	600.00	600.00	1,200.00	1,200.00	7,200.00
Total Manager	820.00	1,266.66	1,420.00	2,533.32	15,200.00
Memberships Dues /Subscriptions	959.00	833.33	1,484.00	1,666.66	10,000.00
Miscellaneous					
Miscellaneous Expense	47.38	416.66	424.96	833.32	5,000.00
Total Miscellaneous	47.38	416.66	424.96	833.32	5,000.00
Office Expenses					
Office Equipment	6,268.32	541.66	6,268.32	1,083.32	6,500.00
Office Supplies	376.60	500.00	638.84	1,000.00	6,000.00
Total Office Expenses	6,644.92	1,041.66	6,907.16	2,083.32	12,500.00
Payroll Expenses					
Salaries	44,714.09	62,500.00	85,351.40	125,000.00	750,000.00
Payroll Tax Liability	3,348.38	3,875.00	6,384.91	7,750.00	46,500.00
Retirement	2,682.84	3,750.00	5,121.07	7,500.00	45,000.00
Medical/Life	4,525.08	5,833.33	9,047.22	11,666.66	70,000.00
SUI	22.52	208.33	63.00	416.66	2,500.00
Workman's Comp	108.08	183.33	216.16	366.66	2,200.00
Payroll Service Fees	155.00	83.33	289.95	166.66	1,000.00
Total Payroll Expenses	55,555.99	76,433.32	106,473.71	152,866.64	917,200.00
Postage Expense					
Postage Meter & Supplies	0.00	83.33	200.40	166.66	1,000.00
Postage/Shipping/Delivery Ser	0.00	500.00	0.00	1,000.00	6,000.00
Total Postage Expense	0.00	583.33	200.40	1,166.66	7,000.00
Printing	827.12	750.00	1,103.21	1,500.00	9,000.00
Programs					
Subsidence Study - Phase III	0.00	12,500.00	9,013.75	25,000.00	150,000.00
Additional Scientific Programs	0.00	2,083.33	0.00	4,166.66	25,000.00
Hydrogeological Modeling/Protec	50.00	83.33	100.00	166.66	1,000.00
USGS Joint Funding Agreement					
USGS - Groundwater Level Data	0.00	1,279.16	0.00	2,558.32	15,350.00
USGS - Water Level chg/subside	0.00	4,738.00	0.00	9,476.00	56,856.00
Total USGS Joint Funding Agreement	0.00	6,017.16	0.00	12,034.32	72,206.00
Total Programs	50.00	20,683.82	9,113.75	41,367.64	248,206.00

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Accrual Basis

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
February 2023

	<u>Feb 23</u>	<u>Budget</u>	<u>Jan - Feb 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Rebate Water Use Fees	0.00	1,250.00	0.00	2,500.00	15,000.00
Travel/Training Staff	1,000.77	666.66	1,030.72	1,333.32	8,000.00
Depreciation	0.00	4,166.66	0.00	8,333.32	50,000.00
Total Expense	143,748.55	245,708.10	293,758.10	491,416.20	2,948,500.00
Net Ordinary Income	102,984.82	22,091.84	198,905.22	44,183.68	265,100.00
Net Income	102,984.82	22,091.84	198,905.22	44,183.68	265,100.00

Lone Star Groundwater Conservation District

Balance Sheet

As of March 31, 2023

Accrual Basis

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	5,175,567.84
First Bank (Operating)	40,597.35
TexPool	48,034.68
Total Checking/Savings	5,264,199.87
Accounts Receivable	
Accounts Receivable	156,916.10
Total Accounts Receivable	156,916.10
Other Current Assets	
Allow for Bad Debts	-30,819.89
Other Receivable	
Allowance for Doubiful Accounts	20,602.80
Total Other Receivable	20,602.80
Prepaid Insurance	
TWCA premium	2,520.57
Prepaid Dishonesty & Public Bond	-46.67
Total Prepaid Insurance	2,473.90
Total Other Current Assets	-7,743.19
Total Current Assets	5,413,372.78
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-423,236.04
Total Bldg & Land	1,430,503.23
Furniture & Equipment	
Furniture/Fixture/Equipment	350,516.94
Accumulated Depreciation	-264,509.70
Total Furniture & Equipment	86,007.24
Total Fixed Assets	1,516,510.47
TOTAL ASSETS	6,929,883.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,087.98
Total Accounts Payable	1,087.98
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-67,171.53
Total Accrued Expenses	0.00
Accrued Vacation Time	19,426.32
Deferred Revenue	-264,861.93

Lone Star Groundwater Conservation District

Balance Sheet

As of March 31, 2023

Accrual Basis

	Mar 31, 23
Direct Deposit Liabilities	
AFLAC-EE portion	306.78
ICMA 401(a)-EE portion	0.02
ICMA-401(a) - ER portion	0.01
Total Direct Deposit Liabilities	306.81
Payroll Liabilities	1,990.81
Total Other Current Liabilities	-243,083.99
Total Current Liabilities	-241,996.01
Total Liabilities	-241,996.01
Equity	
Invested in Capital Assets, net	1,518,850.65
Retained Earnings	5,384,019.15
Net Income	269,009.46
Total Equity	7,171,879.26
TOTAL LIABILITIES & EQUITY	6,929,883.25

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
March 2023

	<u>Mar 23</u>	<u>Budget</u>	<u>Jan - Mar 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
Application Fee-Other	0.00	412.50	0.00	1,237.50	4,950.00
AWS Production Permit	0.00	250.00	0.00	750.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	375.00	1,500.00
Existing Well Application	225.00	125.00	225.00	375.00	1,500.00
Operating Permit	9,600.00	1,833.33	23,601.52	5,499.99	22,000.00
Application Fee - Other	2,400.00		3,300.00		
Total Application Fee	<u>12,225.00</u>	<u>2,745.83</u>	<u>27,126.52</u>	<u>8,237.49</u>	<u>32,950.00</u>
Administrative Fees - Other	859.02		859.02		
Change of Ownership/Type	0.00	333.33	0.00	999.99	4,000.00
Publication Fees	0.00	416.66	0.00	1,249.98	5,000.00
Record Request	0.00	125.00	0.00	375.00	1,500.00
Returned Check Fee	0.00	4.16	50.00	12.48	50.00
Well/Meter Re-inspection Fees	0.00	166.66	0.00	499.98	2,000.00
Total Administrative Fee	<u>13,084.02</u>	<u>3,791.64</u>	<u>28,035.54</u>	<u>11,374.92</u>	<u>45,500.00</u>
Interest Income	644.85	416.66	1,800.62	1,249.98	5,000.00
Lone Star GCD Fees					
Agricultural Permits					
Agricultural HUP 2023	62.05	95.38	186.15	286.14	1,144.57
Agricultural OP 2023	76.33	112.95	228.99	338.85	1,355.43
Total Agricultural Permits	<u>138.38</u>	<u>208.33</u>	<u>415.14</u>	<u>624.99</u>	<u>2,500.00</u>
Export Fees	0.00	50.00	0.00	150.00	600.00
Historic Use Fee					
Historic Use Fee 2023	304,927.55	125,000.00	498,068.39	375,000.00	1,500,000.00
Historic Use Fee 2022	-208,357.13		-208,357.13		
Total Historic Use Fee	<u>96,570.42</u>	<u>125,000.00</u>	<u>289,711.26</u>	<u>375,000.00</u>	<u>1,500,000.00</u>
Operating Permit Fees					
Operating Permit 2023	318,941.82	116,666.66	567,717.50	349,999.98	1,400,000.00
Operating Permit 2022	-185,723.54		-185,723.54		
Total Operating Permit Fees	<u>133,218.28</u>	<u>116,666.66</u>	<u>381,993.96</u>	<u>349,999.98</u>	<u>1,400,000.00</u>

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
March 2023

	Mar 23	Budget	Jan - Mar 23	YTD Budget	Annual Budget
AWS Production fees					
AWS Production Fees - 2023	44,632.80	16,666.66	73,579.20	49,999.98	200,000.00
AWS Production Fees - 2022	-30,159.60		-30,159.60		
Total AWS Production fees	14,473.20	16,666.66	43,419.60	49,999.98	200,000.00
Overpumpage of a Permit	0.00	4,166.66	0.00	12,499.98	50,000.00
Penalty/ Interest	25,517.34	833.33	30,438.34	2,499.99	10,000.00
Total Lone Star GCD Fees	269,917.62	263,591.64	745,978.30	790,774.92	3,163,100.00
Total Income	283,646.49	267,799.94	775,814.46	803,399.82	3,213,600.00
Gross Profit	283,646.49	267,799.94	775,814.46	803,399.82	3,213,600.00
Expense					
Election Expense	0.00	8,333.33	2,508.00	24,999.99	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	12,499.98	50,000.00
Total Litigation	0.00	4,166.66	0.00	12,499.98	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	1,249.98	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	24,499.98	98,000.00
PAM Units	0.00	1,250.00	0.00	3,750.00	15,000.00
Educational Curriculum Schools	0.00	4,166.66	0.00	12,499.98	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	187.50	750.00
Website Modification	0.00	416.66	0.00	1,249.98	5,000.00
ET Weather Station Network	40.13	208.33	128.14	624.99	2,500.00
Communication/Public Awareness	0.00	1,666.66	0.00	4,999.98	20,000.00
Conservation Products	0.00	666.66	0.00	1,999.98	8,000.00
Total Community Aware/Public Relation	40.13	17,020.79	128.14	51,062.37	204,250.00
Total Educate/Public Aware Coordinate	40.13	17,020.79	128.14	51,062.37	204,250.00
Attorney Fees					
Legislative Consulting	13,000.00	11,666.66	39,000.00	34,999.98	140,000.00
PIA Legal Work	0.00	416.66	199.50	1,249.98	5,000.00
General Counsel Work	30,565.00	31,250.00	82,024.51	93,750.00	375,000.00
Legal Work - Additional	0.00	2,500.00	1,083.00	7,500.00	30,000.00
Total Attorney Fees	43,565.00	45,833.32	122,307.01	137,499.96	550,000.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
March 2023

	Mar 23	Budget	Jan - Mar 23	YTD Budget	Annual Budget
Board Expense					
Meeting/Conference	397.49	416.66	1,100.73	1,249.98	5,000.00
Per Diem	3,500.00	5,250.00	12,000.00	15,750.00	63,000.00
Payroll Tax Liability - Board	267.77	458.33	918.02	1,374.99	5,500.00
Board Meeting Expense	122.00	500.00	1,203.56	1,500.00	6,000.00
Total Board Expense	4,287.26	6,624.99	15,222.31	19,874.97	79,500.00
Advertising/Public Notices	95.10	500.00	188.30	1,500.00	6,000.00
Audit Fees	0.00	812.50	0.00	2,437.50	9,750.00
Building Expense					
Building Maintenance	4,812.84	2,916.66	6,254.59	8,749.98	35,000.00
Utilities & Housekeeping	2,509.68	4,333.33	8,245.16	12,999.99	52,000.00
Total Building Expense	7,322.52	7,249.99	14,499.75	21,749.97	87,000.00
Computer Support					
Hosting/Internet/Backup	600.10	2,333.33	1,800.30	6,999.99	28,000.00
Repair & Support	1,894.00	2,166.66	3,788.00	6,499.98	26,000.00
Software	184.00	416.66	3,412.00	1,249.98	5,000.00
Total Computer Support	2,678.10	4,916.65	9,000.30	14,749.95	59,000.00
Engineering					
District Engineer	5,783.75	10,416.66	24,197.05	31,249.98	125,000.00
Engineering Consult Svcs	30,034.82	16,666.66	97,479.07	49,999.98	200,000.00
GMA 14 Planning	0.00	4,166.66	0.00	12,499.98	50,000.00
Well Permit Database Management	10,000.00	8,333.33	10,000.00	24,999.99	100,000.00
Total Engineering	45,818.57	39,583.31	131,676.12	118,749.93	475,000.00
Field/Technical Expense					
Field Supplies	3.57	291.66	3.57	874.98	3,500.00
Vehicle Fuel Expense	352.80	541.66	1,003.11	1,624.98	6,500.00
Vehicle/MobileLab Repair & Maint	495.00	250.00	612.36	750.00	3,000.00
Vehicle -Capital expense	0.00	416.66	0.00	1,249.98	5,000.00
Total Field/Technical Expense	851.37	1,499.98	1,619.04	4,499.94	18,000.00
Insurance					
Bonds	14.59	83.33	134.44	249.99	1,000.00
Building & Property Insurance	444.00	416.66	1,332.00	1,249.98	5,000.00
Errors and Omissions	173.00	216.75	519.00	650.25	2,601.00
Liability	87.50	98.16	262.50	294.48	1,178.00
Vehicle Insurance	219.50	259.58	658.50	778.74	3,115.00
Total Insurance	938.59	1,074.48	2,906.44	3,223.44	12,894.00

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
March 2023

	Mar 23	Budget	Jan - Mar 23	YTD Budget	Annual Budget
Manager					
Travel/Edu/Training	0.00	666.66	220.00	1,999.98	8,000.00
Vehicle Allowance	600.00	600.00	1,800.00	1,800.00	7,200.00
Total Manager	600.00	1,266.66	2,020.00	3,799.98	15,200.00
Memberships Dues /Subscriptions	2,500.00	833.33	3,984.00	2,499.99	10,000.00
Miscellaneous					
Miscellaneous Expense	0.00	416.66	424.96	1,249.98	5,000.00
Total Miscellaneous	0.00	416.66	424.96	1,249.98	5,000.00
Office Expenses					
Office Equipment	0.00	541.66	6,268.32	1,624.98	6,500.00
Office Supplies	504.96	500.00	1,143.80	1,500.00	6,000.00
Total Office Expenses	504.96	1,041.66	7,412.12	3,124.98	12,500.00
Payroll Expenses					
Salaries	42,271.87	62,500.00	127,623.27	187,500.00	750,000.00
Payroll Tax Liability	3,161.56	3,875.00	9,546.47	11,625.00	46,500.00
Retirement	2,536.31	3,750.00	7,657.38	11,250.00	45,000.00
Medical/Life	4,525.08	5,833.33	13,572.30	17,499.99	70,000.00
SUI	0.00	208.33	63.00	624.99	2,500.00
Workman's Comp	65.76	183.33	281.92	549.99	2,200.00
Payroll Service Fees	60.00	83.33	349.95	249.99	1,000.00
Total Payroll Expenses	52,620.58	76,433.32	159,094.29	229,299.96	917,200.00
Postage Expense					
Postage Meter & Supplies	0.00	83.33	200.40	249.99	1,000.00
Postage/Shipping/Delivery Ser	0.00	500.00	0.00	1,500.00	6,000.00
Total Postage Expense	0.00	583.33	200.40	1,749.99	7,000.00
Printing Programs	383.52	750.00	1,486.73	2,250.00	9,000.00
Subsidence Study - Phase III	3,010.00	12,500.00	12,914.75	37,500.00	150,000.00
Additional Scientific Programs	0.00	2,083.33	0.00	6,249.99	25,000.00
Hydrogeological Modeling/Protec	0.00	83.33	100.00	249.99	1,000.00
USGS Joint Funding Agreement					
USGS - Groundwater Level Data	3,837.50	1,279.16	3,837.50	3,837.48	15,350.00
USGS - Water Level chg/subside	14,214.17	4,738.00	14,214.17	14,214.00	56,856.00
Total USGS Joint Funding Agreement	18,051.67	6,017.16	18,051.67	18,051.48	72,206.00
Total Programs	21,061.67	20,683.82	31,066.42	62,051.46	248,206.00

9:55 AM

04/05/23

Accrual Basis

Lone Star Groundwater Conservation District
Statement of Revenues and Expenditures - Budget vs. Actual
March 2023

	<u>Mar 23</u>	<u>Budget</u>	<u>Jan - Mar 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Rebate Water Use Fees	0.00	1,250.00	0.00	3,750.00	15,000.00
Travel/Training Staff	29.95	666.66	1,060.67	1,999.98	8,000.00
Depreciation	0.00	4,166.66	0.00	12,499.98	50,000.00
Total Expense	<u>183,297.32</u>	<u>245,708.10</u>	<u>506,805.00</u>	<u>737,124.30</u>	<u>2,948,500.00</u>
Net Ordinary Income	<u>100,349.17</u>	<u>22,091.84</u>	<u>269,009.46</u>	<u>66,275.52</u>	<u>265,100.00</u>
Net Income	<u><u>100,349.17</u></u>	<u><u>22,091.84</u></u>	<u><u>269,009.46</u></u>	<u><u>66,275.52</u></u>	<u><u>265,100.00</u></u>

**LONE STAR GROUNDWATER DISTRICT
INVESTMENT REPORT, AUTHORIZATION AND REVIEW
OPERATING FUND**

PREPARED FOR THE REPORTING PERIOD FROM JANUARY 1, TO MARCH 31, 2023

BEGINNING VALUE FOR PERIOD					ENDING VALUE FOR PERIOD					
INVESTMENT POOLS	RATE	BOOK	N.A.V.	MARKET	GAIN (LOSS) TO MARKET VALUE	DEPOSITS	WITHDRAWALS	BOOK	N.A.V.	MARKET
FBOC MM *	0.100%	\$ 5,024,560.13	100%	\$ 5,024,560.13	\$ 1,277.42	\$ 674,933.79	\$ (525,203.50)	\$ 5,175,567.84	100%	\$ 5,175,567.84
TEX POOL	0.342%	\$ 47,511.48	100%	\$ 47,511.48	\$ 523.20			\$ 48,034.68	100%	\$ 48,034.68
		\$ 5,072,071.61		\$ 5,072,071.61	\$ 1,800.62	\$ 674,933.79	\$ (525,203.50)	\$ 5,223,602.52		\$ 5,223,602.52

* Rate for FBOC MM IS 0.100000%

FEDERAL	SIMPLE	PURCHASE	FACE	TERMS IN DAYS	BEGIN PERIOD	YIELD	DEPOSITS OR	ENDING PERIOD	DATE	DATE OF
OBLIGATIONS	APR/COUPON	VALUE/PRINCIPAL PAID (MINUS INT)	VALUE	(Purch to Curr)	MARKET VALUE	THIS PERIOD	WITHDRAWALS	MARKET VALUE	PURCHASED	MATURITY
613681J71	4.350%	\$ 250,000.00	\$ 250,000.00	4574	\$ 250,020.00	\$ (30.00)	\$ -	\$ 249,990.00	9/21/2010	3/1/2024
912828YE4	1.250%	\$ 500,946.40	\$ 500,000.00	429	\$ 473,437.50	\$ 5,703.15	\$ -	\$ 479,140.65	1/26/2022	8/31/2024
9128283D0	2.250%	\$ 494,849.21	\$ 500,000.00	358	\$ 480,234.40	\$ 5,000.00	\$ -	\$ 485,234.40	4/7/2022	10/31/2024
84019RHP1	4.000%	\$ 552,985.37	\$ 545,000.00	2710	\$ 558,586.85	\$ (2,234.50)	\$ -	\$ 556,352.35	10/29/2015	9/1/2031
3133L8ED3	2.000%	\$ 765,670.44	\$ 1,000,000.00	2710	-	\$ 686,530.74	\$ -	\$ 686,530.74	10/29/2015	9/1/2031
427128EH2	4.000%	\$ 533,698.33	\$ 500,000.00	1466	\$ 518,770.00	\$ 2,915.00	\$ -	\$ 521,685.00	3/26/2019	2/15/2034
9128284Z0	2.750%	\$ 1,000,000.00	\$ 1,000,000.00	456	\$ 961,718.80	\$ 12,031.20	\$ -	\$ 973,750.00	12/30/2021	8/31/2025
9698876K9	5.000%	\$ 353,310.13	\$ 250,000.00	1108	\$ 280,647.50	-	\$ (280,647.50)	\$ -	3/18/2020	2/15/2032
035707YR3	4.000%	\$ 591,500.00	\$ 500,000.00	863	\$ 486,545.00	\$ 15,485.00	\$ -	\$ 502,030.00	11/18/2020	2/15/2043
346766WR5	5.000%	\$ 1,724,933.64	\$ 1,500,000.00	485	\$ 1,513,905.00	\$ 31,755.00	\$ -	\$ 1,545,660.00	12/1/2021	3/1/2027
TOTALS		\$ 6,767,893.52	\$ 6,545,000.00		\$ 5,523,865.05	\$ 757,155.59	\$ (280,647.50)	\$ 6,000,373.14		

Must change date below to end of the quarter

3/31/2023

Samantha Reiter, General Manager

Jonathan Prykryl, Treasurer

Redline version of the Management Plan
will be sent via email by Stacey Reese

Status Summary for Pending Show Cause Orders:

Failure to Remit 2023 Water Use Fees

Permittee	Permit Number	Amount Due As of 4/6/22 (includes late fee)
Angel Texaco	OP-08102701	\$217.84
Big Diamond, Inc (Calvary)	OP-13012401A	\$328.34
Big Diamond, Inc. (FM 1097	OP-13012402	\$328.34
BVF Magnolia 3, LLC - Retreat at Magnolia	OP-13012901	\$1,021.59
Chuck Cauthorn	OP-08102202	\$175.34
CKG Services LLC	OP-08100601	\$200.84
Dioselina Medina	OP-12082001	\$169.39
E.F. Early's Bar B Que	HUP066 / OP-21082401	\$336.68
Estate of Rita Biespiel	OP-16062001	\$192.34
Jim (Wanda) Fox	OP-07120501	\$343.97
Montgomery County MUD 24	HUP142 / OP03-0072	\$3,486.07
Naushaba Arif (Montessori Villa)	OP-05110201	\$867.34
Paramount at Kingwood	OP-13012804	\$296.89
Popular Investments, LLC	OP-20100101	\$172.79
Recreational Realty (TBS 6)	OP-13102801	\$171.60
Sir Kingwood Villas/Villas of Kingwood	OP-09042701	\$834.59
TDC-DS Company/Valero	OP-07112901	\$183.84
The Park @ 1488	OP-07040401	\$350.34

*Detailed summaries attached.

Status Summary for Pending Show Cause Orders:

Failure to Remit 2022 Production Report

Permittee	Permit Number	Amount Due As of 4/6/22 (includes late fee)
Berkshire Woodland	OP-17012601C	\$383.34
BMG 28 Unit LLC	OP-07041701B	\$383.34
CKG Services, LLC	OP-13012402	\$383.34
Dioselina Medina	OP-12082001	\$383.34
Dustin Townsend	OP-08050201	\$133.34
Estate of Rita Biespiel	OP-16062001	\$383.34
Falls At Borough Park	OP03-0048B	\$383.34
Flor Fuentes	OP-14051902	\$133.34
Forest Shadows Pet Resort	OP-04060101B	\$383.34
Gerardo Calderon	OP-21022201	\$383.34
Lifehouse Bible Church	OP03-0065A	\$383.34
Naushaba Arif (Montessori Villa)	OP-05110201A	\$383.34
Paul Hammock	OP-14091601A	\$383.34
Sir Kingwood Villas/Villas of Kingwood	OP-09042701	\$383.34
TDC-DS Company/Valero	OP-07112901	\$383.34
The Park @ 1488	OP-07040401	\$383.34
Rayford RV LLC	OP-04050701A	\$383.34
Ray's Nursery	HUPAG1500017	\$383.34
Rigoberto Ruiz	OP-10082601	\$383.34
Southern Outdoor Holdings	OP-10012801E	\$383.34
The Park @ 1488	OP-07040401A	\$383.34

*Detailed summaries attached.

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Lone Star Groundwater Conservation District fills vacant Position 7 seat



By [Vanessa Holt](#) | 3:36 PM Mar 8, 2023 CST
Updated 4:55 PM Mar 8, 2023 CST



The Lone Star Groundwater Conservation District board appointed a member to a vacant seat March 6. (Community Impact staff)

Updated 4:54 p.m.

Lone Star Groundwater Conservation District appointed a new member to fill board of directors Position 7, a seat left vacant after the winner of the Nov. 8 election was deemed ineligible to serve, according to discussion at its [March 6 board meeting](#).

After reviewing six resumes submitted for the position, the board appointed Garry Dent to the seat by unanimous vote.

Community Impact previously reported the board seat was [left vacant](#) after John Yoars, who won the Nov. 8 general election, was deemed ineligible to serve because he was an elected member of a municipal utility board. Yoars [resigned from that post](#) in January, and The Woodlands Water Agency asked the LSGCD board to consider appointing Yoars to the position. The board responded publicly that it would consider applicants for the position, and there was no set deadline for the appointment to be made.

During discussion, members of the LSGCD board discussed the qualities they felt the Dent had that qualified him for the position.

"We spent significant time researching and we narrowed it down to one ... mainly because of that person's experiences, attributes and background," President Jim Spigener said at the meeting.


Board members said the applicants were all qualified for the position.

"We felt like Gary gave us more of what we were looking for," said Board Vice President Stuart Traylor.

Spigener said Dent's work as a geologist as well as previous work running a water company were attributes the board felt qualified him for the position.

The position will be up for election again in 2024, officials said at the meeting.

Editor's note: The story was updated to correct the spelling of a name.

By [Vanessa Holt](#) 

A resident of the Houston area since 2011, Vanessa began working in community journalism in her home state of New Jersey in 1996. She joined *Community Impact Newspaper* in 2016 as a reporter for the Spring/Klein edition and became editor of that paper in March 2017 and editor of The Woodlands edition in January 2019.

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Woodlands man appointed to fill vacant seat on Lone Star Groundwater Conservation District board

Michael Garcia, Staff writer

March 10, 2023

[Comments](#)



The Lone Star Groundwater Conservation District appointed a resident of The Woodlands to fill a position that has been vacant for about four months.

Jason Fochtman, Staff photographer / Houston Chronicle

The Lone Star Groundwater Conservation District appointed a resident of The Woodlands to fill a position that has been vacant for about four months.

After narrowing their search from six candidates, officials with the agency voted unanimously to appoint Garry Dent to fill the Place 7 position, which incumbent

Larry Rogers lost during the 2022 midterms. The position was left vacant after the winner in the race was deemed ineligible to serve.

Dent has written several studies on subsidence and ground faults as a hydrologist, said the agency's president Jim Spigener.

THE COURIER
OF MONTGOMERY COUNTY

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"We just felt like having Gary on the board...this is the kind of guy we're looking for who will think critically, doesn't have an ideological position," Spigener said. "He just wants to find out what's right and do what's right."

Spigener said the agency has been accused in the past of not being able to manage groundwater because of the lack of expert knowledge between board members.

Spigener said he believes it's going to bring the agency forward, with the appointment of Dent.

"The reality is, if we can have two or three people on the board who have the good technical background in hydrology...it's going to be very powerful," he said.

Place 3 director Kenneth Earnest also comes from a hydrologist background, he said.

On YourCourierNews.com: [Montgomery County extends lease of former New Caney school for active shooter training](#)

Place 7, which covers The Woodlands, was left vacant after a former municipal utility district director was [deemed ineligible to serve in that position](#) due to a violation of the Texas Water Code, officials said.

John Yoars ran against Rogers in November and won with more than 50 percent of votes.

However, since Yoars already sat as a utility district director elsewhere, officials cited the Texas Water Code that states "a member of a governing body of another political subdivision is ineligible for appointment or election as a director."

After being told by the agency's election council that the election results would be "void as if it never happened," Yoars resigned from his director position with MUD No. 36 in hopes to be appointed to the position.

"I think I'm qualified to hold that position," said Yoars, noting that the Texas Water Code that was used to disqualify him was not in the agency's rule book, leading him to believe that there would be no issue. "When I was asked if I was interested in the position, I thought Lone Star would honor the will of The Woodlands voters and appoint me to the position. I'm disappointed but I'm going to run when the position becomes open again."

When asked whether he felt that the agency disenfranchised voters, Spigener said board members wouldn't need to appoint anyone if Yoars was aware of the election laws. The election results were close enough for the agency to make a safe decision in appointing someone else, he said.

Yoars won by nearly 900 votes, according to county election board documents.

"I think we ended up with a guy, who's no better than John Yoars ... but I think he's much better qualified," Spigener said. "I just can't buy in to the 'we disenfranchised people.' If John Yoars had won by 80 percent to 20 percent, it would have been a really hard decision not to appoint him. But the way we felt was that it was neutral. We gave John the consideration that we gave every single other person. It's just the way the cookie crumbles."

Dent is expected to be sworn in during the agency's April meeting. He will serve in the position until it is up for election during the 2024 Presidential Election.

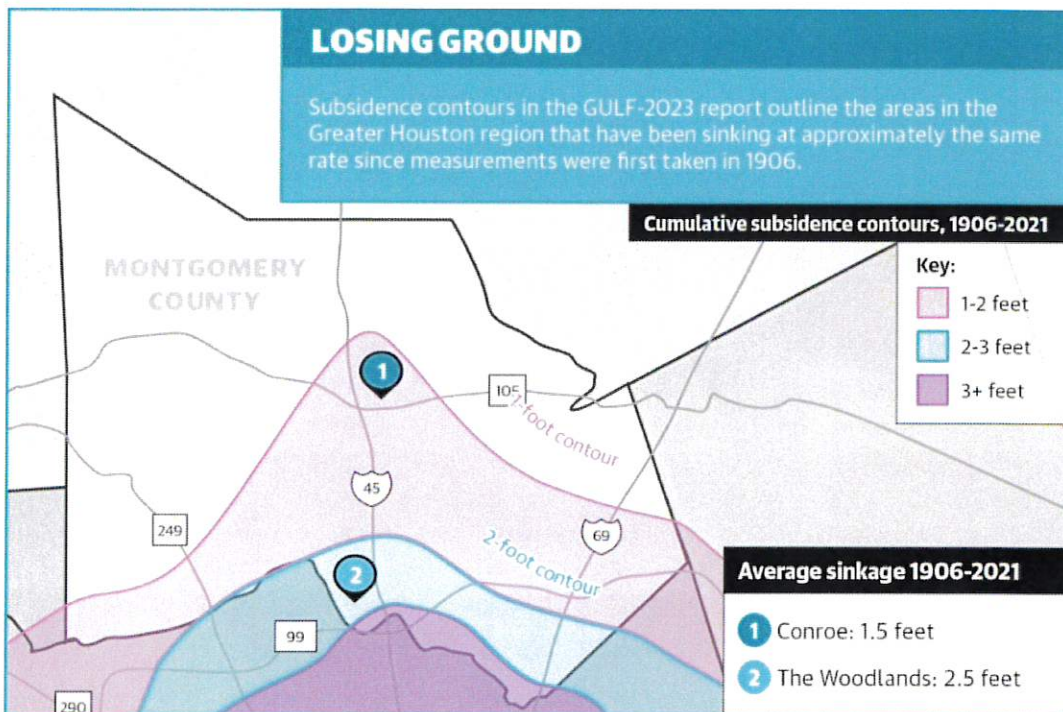
michael.d.garcia@houstonchronicle.com

HOUSTON / THE WOODLANDS / WEATHER

ENVIRONMENT: New report provides more data in ongoing subsidence debate



By **Emily Lincke, Vanessa Holt** | 10:38 AM Mar 15, 2023 CDT
Updated 10:38 AM Mar 15, 2023 CDT



Subsidence contours show areas in the Greater Houston region which have been sinking at approximately the same rate since measurements were first taken in 1906.

On the heels of a [2022 report from the University of Houston on land subsidence](#), a Jan. 12 from the Oklahoma-Texas Water Science Center further outlines land sinking that has occurred in the Greater Houston area, according to information released by the Texas Water Development Board.

As of 2021, The Woodlands and Conroe saw an average of 2.5 and 1.5 feet of sinking over the past century, according to the Jan. 12 report from the Oklahoma-Texas Water Science Center, with most of the land movement occurring since 1987.

This gradual, vertical decline is known as subsidence, or the sinking of the land due to movement beneath the earth's surface.

John Ellis—who authored the Jan. 12 study and serves as the center's gulf coast studies chief—said this subsidence worsens flooding in watersheds by “altering the base flood elevations.”

infrastructure," Ellis said.

Subsidence is chiefly caused by pumping water from underground reserves, which compacts sublayers of clay and silt in aquifers beneath the Earth's surface, according to a University of Houston geological study released in August. The resulting sinking is a problem experienced all over the Greater Houston area.

Local entities that govern water in The Woodlands area said in February they are still analyzing what the report means for their understanding of how subsidence is affecting the area.

Jim Spigener, president of the LSGCD board of directors, said at the meeting the agency would try to provide comments within the public comment period before the April 17 deadline.

"We've got 90 days to digest it and make our comments on what we agree with, [and what] ought to change," he said at the meeting. "We have a lot of questions about the model for the [Texas Water Development Board] reps."

The LSGCD previously has told Community Impact it does not believe the studies place the blame for subsidence squarely on groundwater withdrawal and has questioned methodologies used.

The San Jacinto River Authority, which manages and provides surface water for the region, said the new study provides more accurate information on the subsidence it believes is the result of groundwater withdrawal.

"The Houston region has had one of the most accurate and sophisticated groundwater models in the State of Texas for many decades, and this latest version is no different," said SJRA General Manager Jace Houston. "This model incorporates the very latest population and water demand data available and has been calibrated using groundwater levels and subsidence data from a broad range of sources. Our Houston-area groundwater models throughout the years have always done a very good job of predicting water-level changes and subsidence, and this latest version will increase the accuracy even more, especially around the edges of the model where data is more recent."

By [Emily Lincke](#) 

Reporter, Spring/Klein & Lake Houston/Humble/Kingwood

Emily joined *Community Impact Newspaper* in August 2021 after working for a small town newspaper in El Campo, TX for two years. Before that, she interned and freelanced for the Houston Chronicle and worked as a freelance photographer and writer in the Houston area. A controversial fact about Emily is that she prefers sugar cookies over chocolate chip cookies. She graduated with a print journalism degree from the University of Houston in 2018.

By [Vanessa Holt](#) 

A resident of the Houston area since 2011, Vanessa began working in community journalism in her home state of New Jersey in 1996. She joined *Community Impact Newspaper* in 2016 as a reporter for the Spring/Klein edition and became editor of that paper in March 2017 and editor of The Woodlands edition in January 2019.

