



BOARD MEETING

OCTOBER 10, 2023

LSGCD



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

***To be held on Tuesday, October 10, 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, OCTOBER 10, 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. Quadvest, LP. (Benders Landing), for a proposed amendment to OP-04030801J-CHEV, increase of 214.700823 mg annually, 27219 Balsam Fir Cir., Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
 - ii. Montgomery County Mud #94, for a proposed amendment to OP03-0027J-CHEV, increase of 20 mg annually, 2828 ½ Spring Trails Bend, Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
 - iii. Jason Bill, for a proposed amendment to OP-05042901B-CHEV, increase of 0.175 mg annually, 19168 Willaby Rd., New Caney, Public Supply use;
 - iv. Wolf Valley Builders LLC, for a proposed Evangeline aquifer well to be drilled at 19571 Hwy 105 E., Cleveland, not to exceed 0.25 mg annually, Commercial use, (Driller of Record: Eastex Well Service, LLC);
 - v. Quadvest, LP. (Pine Acre Trails), for a proposed amendment to OP-20031001-CHEV, increase of 5.348178 mg annually, 11022 East Xavier Ct, Conroe, Public Supply (PWS) use;
 - vi. Bristol Lakes, for a proposed amendment to OP-15042101A-CHEV, increase of 15.22447 mg annually, Birnham Woods Dr @ Lake Bend Shore Dr., Spring, (Lat 30/7/26 Long 95/23/1), Irrigation use;



- vii. Quadvest, LP. (Decker Farms), for a proposed amendment to OP-21110301-CHEV, increase of 27.650328 mg annually, 25200 Baker Cemetery, Rd., Magnolia, Public Supply (PWS) and Irrigation use;
- viii. China Springs Holdings LP (Pinedale MHP), for a proposed operating permit in aggregate to HUP170B-CHEV, not to exceed 6 mg annually, 12922 Pinecrest, Pinehurst, Public Supply (PWS) use;
- ix. Aspen 2023 Property LLC, for a proposed well to be drilled at 11099 FM 1485, Conroe, Evangeline aquifer, not to exceed 0.5 mg annually, Commercial use (Driller of record: To be determined);
- x. Stone Ranch Inc, for a proposed amendment to OP-21092201A-CHEV, increase of 0.5 mg annually, 11001 FM 1485, Conroe, Public Supply use;
- xi. Quadvest, LP. (Mill Creek), for a proposed amendment to transfer 29.2 mg annually from OP-19071801B-JSPR to OP-19071801B-CHEV, 27660 N. Creek Dr., Magnola, Public Supply (PWS) and Irrigation use;
- xii. Stanley Lake MUD (AWS Production Well), for a proposed amendment to AWS-11062901D-CAT, increase of 50 mg annually, 10719 Twin Circles, Montgomery, hydrogeological report submitted with application, Public Supply (PWS) and Commercial use;
- xiii. Magnolia East 149, LLC (City of Magnolia WSP #4), for a proposed Jasper well to be drilled at 14443 FM 1488, , Magnolia, hydrogeological report submitted with application, not to exceed 19.63491 mg annually, Public Supply (PWS) use, (Driller of record: To Be Determined), and
- xiv. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901I-CHEV, Evangeline aquifer well to be drilled at 12407 Marshall Dr. Magnolia, hydrogeological report submitted with application, spacing exception for District Rule 3.3 requested, Public Supply (PWS) and Irrigation use (Driller of Record: Johnston Water Well)

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

- i. Quadvest, LP. (Benders Landing), for a proposed amendment to OP-04030801J-CHEV, increase of 214.700823 mg annually, 27219 Balsam Fir Cir., Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
- ii. Montgomery County Mud #94, for a proposed amendment to OP03-0027J-CHEV, increase of 20 mg annually, 2828 ½ Spring Trails Bend, Spring, hydrogeological report submitted with application, Public Supply (PWS) and Irrigation use;
- iii. Jason Bill, for a proposed amendment to OP-05042901B-CHEV, increase of 0.175 mg annually, 19168 Willaby Rd., New Caney, Public Supply use;
- iv. Wolf Valley Builders LLC, for a proposed Evangeline aquifer well to be drilled at 19571 Hwy 105 E., Cleveland, not to exceed 0.25 mg annually, Commercial use, (Driller of Record: Eastex Well Service, LLC);
- v. Quadvest, LP. (Pine Acre Trails), for a proposed amendment to OP-20031001-CHEV, increase of 5.348178 mg annually, 11022 East Xavier Ct, Conroe, Public Supply (PWS) use;
- vi. Bristol Lakes, for a proposed amendment to OP-15042101A-CHEV, increase of 15.22447 mg annually, Birnham Woods Dr @ Lake Bend Shore Dr., Spring, (Lat 30/7/26 Long 95/23/1), Irrigation use;



- vii. Quadvest, LP. (Decker Farms), for a proposed amendment to OP-21110301-CHEV, increase of 27.650328 mg annually, 25200 Baker Cemetery, Rd., Magnolia, Public Supply (PWS) and Irrigation use;
- viii. China Springs Holdings LP (Pinedale MHP), for a proposed operating permit in aggregate to HUP170B-CHEV, not to exceed 6 mg annually, 12922 Pinecrest, Pinehurst, Public Supply (PWS) use;
- ix. Aspen 2023 Property LLC, for a proposed well to be drilled at 11099 FM 1485, Conroe, Evangeline aquifer, not to exceed 0.5 mg annually, Commercial use (Driller of record: To be determined);
- x. Stone Ranch Inc, for a proposed amendment to OP-21092201A-CHEV, increase of 0.5 mg annually, 11001 FM 1485, Conroe, Public Supply use;
- xi. Quadvest, LP. (Mill Creek), for a proposed amendment to transfer 29.2 mg annually from OP-19071801B-JSPR to OP-19071801B-CHEV, 27660 N. Creek Dr., Magnola, Public Supply (PWS) and Irrigation use;
- xii. Stanley Lake MUD (AWS Production Well), for a proposed amendment to AWS-11062901D-CAT, increase of 50 mg annually, 10719 Twin Circles, Montgomery, hydrogeological report submitted with application, Public Supply (PWS) and Commercial use;
- xiii. Magnolia East 149, LLC (City of Magnolia WSP #4), for a proposed Jasper well to be drilled at 14443 FM 1488, , Magnolia, hydrogeological report submitted with application, not to exceed 19.63491 mg annually, Public Supply (PWS) use, (Driller of record: To Be Determined), and
- xiv. Quadvest, LP. 1 (Mostyn Manor), for a proposed amendment to OP-07061901I-CHEV, Evangeline aquifer well to be drilled at 12407 Marshall Dr. Magnolia, hydrogeological report submitted with application, spacing exception for District Rule 3.3 requested, Public Supply (PWS) and Irrigation use (Driller of Record: Johnston Water Well)

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 October 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/ Sarah Kouba

Sarha Kouba, General Manager
Lone Star Groundwater Conservation District



***NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS***

TUESDAY, OCTOBER 10, 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 § 551.074 and 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) September 12, 2023, Special Meeting Public Feedback Session on District Rules
 - b) September 12, 2023, Hearing on Permit and Permit Amendment Applications
 - c) September 12, 2023, Regular Meeting
7. Committee Reports:
 - A. Executive Committee – Jim Spigener, Chair
 - 1) Brief the Board on the Committee's activities since the last regular Board meeting.
 - B. 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 September 2023 – Sarah Kouba
 - 3) Review of 3rd Quarterly Investment Report – Sarah Kouba
- C. External Affairs Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - 2) Discuss, consider and possible action related to a contract with an external communications agent
- D. DFC & Technical Committee – Stuart Traylor, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
- E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair
- 1) Brief the Board on the Committee’s activities since the last regular Board meeting
 - 2) Discuss, consider and possible action to approve proposed draft rule on petition for rulemaking for public comment. – Stacey V. Reese
8. Receive information from District’s technical consultants regarding subsidence studies and/or discussion regarding the same – Jim Spigener, Board President, 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 – Jim Spigener, Board President and/or District’s technical consultant(s).
 10. 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. – Sarah Kouba, General Manager
 11. 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.



12. New Business.

13. Adjourn.

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/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Quadvest, LP. (Benders Landing)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-04030801K

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	214.700823
GM Recommendation (MG):	214.700823
Water use:	Public Supply (PWS) & Irrigation
Location:	27219 W. Balsam Fir Circle (Benders Landing #5), Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 214,700,283 gallons.
5. Applicant currently has an HUP in the amount of 8,136,000 gallons in the Chicot/Evangeline and an OP in the amount of 413,922,000 gallons in the Chicot/Evangeline. Amount available pending approval of this application equals 636,758,283 gallons in the Chicot/Evangeline.
6. Applicant's reported pumpage for 2023 equals 421,133,000 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. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP180 and OP-04030801J with an aggregate allocation of 422,058,000 gallons in the Chicot/Evangeline annually. Applicant uses the water for public water supply, commercial, residential irrigation, and non-residential irrigation connections. Applicant is requesting an increase in the permit allocation of 214,700,283 gallons in the Chicot/Evangeline annually. If approved the revised aggregate allocation will be 636,758,283 gallons in the Chicot/Evangeline annually. Applicant has an estimated 2283 residential connections at buildout, irrigation to larger lots sizes, 3 commercial connections, irrigation to 2 parks and a POA irrigation connection. 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 214,700,283 gallons in the Chicot/Evangeline annually.
9. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Montgomery County Mud #94

Attn: Natalia Espitia
P.O. Box 691008
Houston, TX 77269

Permit No. OP03-0027K

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	20.000
GM Recommendation (MG):	20.000
Water use:	Public Supply (PWS) & Irrigation
Location:	2828 1/2 Spring Trails Bend, Spring
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 20,000,000 gallons in the Evangeline.
5. Applicant currently has an OP in the amount of 225,000,000 gallons in the Evangeline. Amount available pending approval of this application equals 245,000,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 161,121,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP03-0027J with an allocation of 225,000,000 gallons in the Evangeline annually. Applicant request an increase of 20,000,000 gallons in the Evangeline annually. If approved the revised allocation will be 245,000,000 gallons in the Evangeline annually. Applicant serves a residential area with an estimated 1,685 single family dwellings, 7 non-residential, and 40 irrigation connections. Applicant states they are experiencing higher customer demand in the system. 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 20,000,000 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.
9. 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.

Jason Bill

27958 Cline Lane
New Caney, TX 77357

Permit No. OP-05042901C

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	0.175
GM Recommendation (MG):	0.175
Water use:	Public Supply
Location:	19168 Willaby Rd., New Caney
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 175,000 gallons.
5. Applicant currently has an OP in the amount of 175,000 gallons. Amount available pending approval of this application equals 350,000 gallons.
6. Applicant's reported pumpage for 2023 equals 168,460 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-05042901B in the Chicot aquifer with an annual allocation of 175,000 gallons in the Chicot aquifer. The water from this permit provides water for two mobile homes. The usage for 2023 thus far is 168,460 gallons. Applicant is requesting an additional 175,000 gallons annually due to both mobile homes now being permanently occupied on a full time basis. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 350,000 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.

Wolf Valley Builders LLC

Attn: Kendall Hostetler
P O Box 123
Itasca, TX 76055

Permit No. OP-23081501

Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	0.250
GM Recommendation (MG):	0.250
Water use:	Commercial
Location:	19571 Hwy 105 E., Cleveland
Well Registration:	2023081502
Depth (ft):	360.0
Diameter (in):	5.0

Information

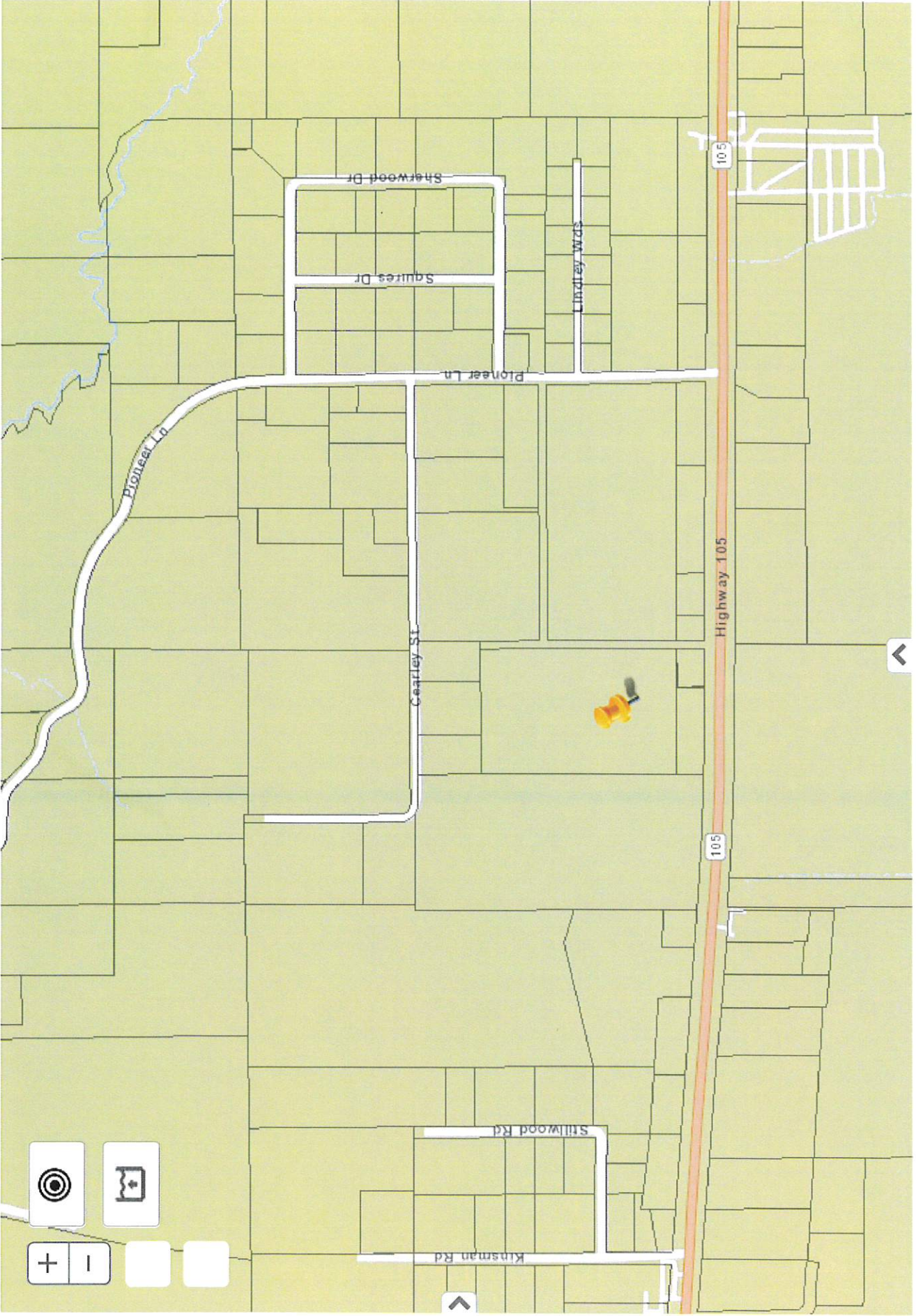
1. Issue a permit commencing October 10, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant provides water for a building manufacturing facility.
5. Applicant requests 250,000 gallons 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 Evangeline aquifer, well which will serve a building manufacturing facility. Applicant is further requesting the issuance of OP-23081501 with an allocation of 250,000 in the Evangeline annually. Applicant's well will be used to provide sanitary needs for staff. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well, and further approve the requested allocation of 250,000 gallons in the Evangeline annually.
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

Wolf Valley Builders LLC OP-23081501
19571 TX 105, Cleveland

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Quadvest, LP. (Pine Acre Trails)

Attn: Mark Urback
26926 FM 2978 RD
MAGNOLIA, TX 773545148

Permit No. OP-20031001A

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	5.348178
GM Recommendation (MG):	5.348178
Water use:	Public Supply (PWS)
Location:	11022 East Xavier Ct., Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 5,348,178 gallons.
5. Applicant currently has an OP in the amount of 5,622,000 gallons in the Evangeline. Amount available pending approval of this application equals 10,970,178 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 2,771,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-20031001 with allocation in the Evangeline of 5,622,000 gallons annually. Applicant is requesting an increase in the permit allocation of 5,348,178 gallons in the Evangeline. If approved the revised allocation will be 10,970,178 gallons in the Evangeline annually. Applicant serves as a public supply for a residential area. Currently serving 135 single family dwellings with an estimated buildout of 900 connections. Applicant states they have had an increase in connections in the service area. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 5,348,178 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.

Bristol Lakes

Attn: c/o Lake Pro, Inc. - Steve Arrington
P.O. Box 9
Katy, TX 77492

Permit No. OP-15042101B

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	15.224470
GM Recommendation (MG):	15.224470
Water use:	Irrigation
Location:	Birnham Woods Dr @ Lake Bend Shore Dr, Spring (Lat. 30/7/26 Long. 95/23/1)
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 15,224,470 gallons.
5. Applicant currently has an OP in the amount of 9,775,530 gallons. Amount available pending approval of this application equals 25,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 7,323,200 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently is permitted for one well in the Evangeline aquifer that serves as a make-up supply for a lake of 20 surface acres with an allocation of 9,775,530. This well supplements rainfall in keeping the lake full. Applicant is current requesting an allocation increase of 15,224,470 gallons due to the lack of rainfall. Applicant has calculated the lake loses 0.5 inch of water per day to evaporation. The lake has 20 surface acre 1" deep = 543,080 gallons x 0.55" = 298,000 gallons per day lost to evaporation. 280,000 gallons x 90 days = 25,200,000 gallons. Staff recommends to the General Manager that she recommend that the Board approve the requested increase allocation of 15,224,470 gallons for 2023 and beyond as requested.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Quadvest, LP. (Decker Farms)

Attn: Chris Oliver
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-21110301A

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	27.650328
GM Recommendation (MG):	27.650328
Water use:	Public Supply (PWS) & Irrigation
Location:	25200 Baker Cemetery Rd, Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 27,350,328 gallons.
5. Applicant currently has an OP in the amount of 15,000,000 gallons in the Evangeline. Amount available pending approval of this application equals 42,650,328 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 18,189,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-21110301 with allocation in the Evangeline of 15,000,000 gallons annually. Applicant is requesting an increase in the permit allocation of 27,650,328 gallons in the Evangeline. If approved the revised allocation will be 42,650,328 gallons in the Evangeline annually. Applicant serves as a public supply for a residential area. Currently serving 171 single family dwellings with an estimated buildout of 630 connections. Well also serves a HOA irrigation connection of 0.5 acres and a HOA impoundment irrigation connection to a 5-acre pond/lake. Applicant request allocation demand for ultimate buildout connections. District staff have reviewed the information submitted by applicant. Staff recommends to the General Manager that she recommend the Board authorize the requested increase of 27,650,328 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.

China Springs Holdings LP (Pinedale MHP)

Attn: Todd Lamb
32927 SH 249
Pinehurst, TX 77362

Permit No. OP-23091901

Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	6.000
GM Recommendation (MG):	6.000
Water use:	Public Supply (PWS)
Location:	12922 Pinecrest, Pinehurst
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Issue a permit commencing October 10, 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 6,000,000 gallons for 2023 and annually thereafter.
5. Applicant currently has an HUP in the amount of 15,000,000 gallons in the Evangeline aquifer.. Amount available pending approval of this application equals 21,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 12,766,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds HUP170B with an allocation of 15,000,000 gallons and two wells in the Evangeline aquifer. Applicant uses the water from these wells to serve 145 single family connections. The usage for 2023 thus far is 12,766,000 gallons. Applicant is requesting an additional 6,000,000 gallons annually due to the lack of rain causing more usage. District staff have reviewed the information supplied by applicant. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 6,000,000 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.

Aspen 2023 Property LLC

Attn: Faeem N. Momin
26830 Kuykendahl Road, Suite 200
Tomball, TX 77375

Permit No. OP-23092001

Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Commercial
Location:	11099 FM 1485, Conroe
Well Registration:	2023092001
Depth (ft):	220.0
Diameter (in):	4.0

Information

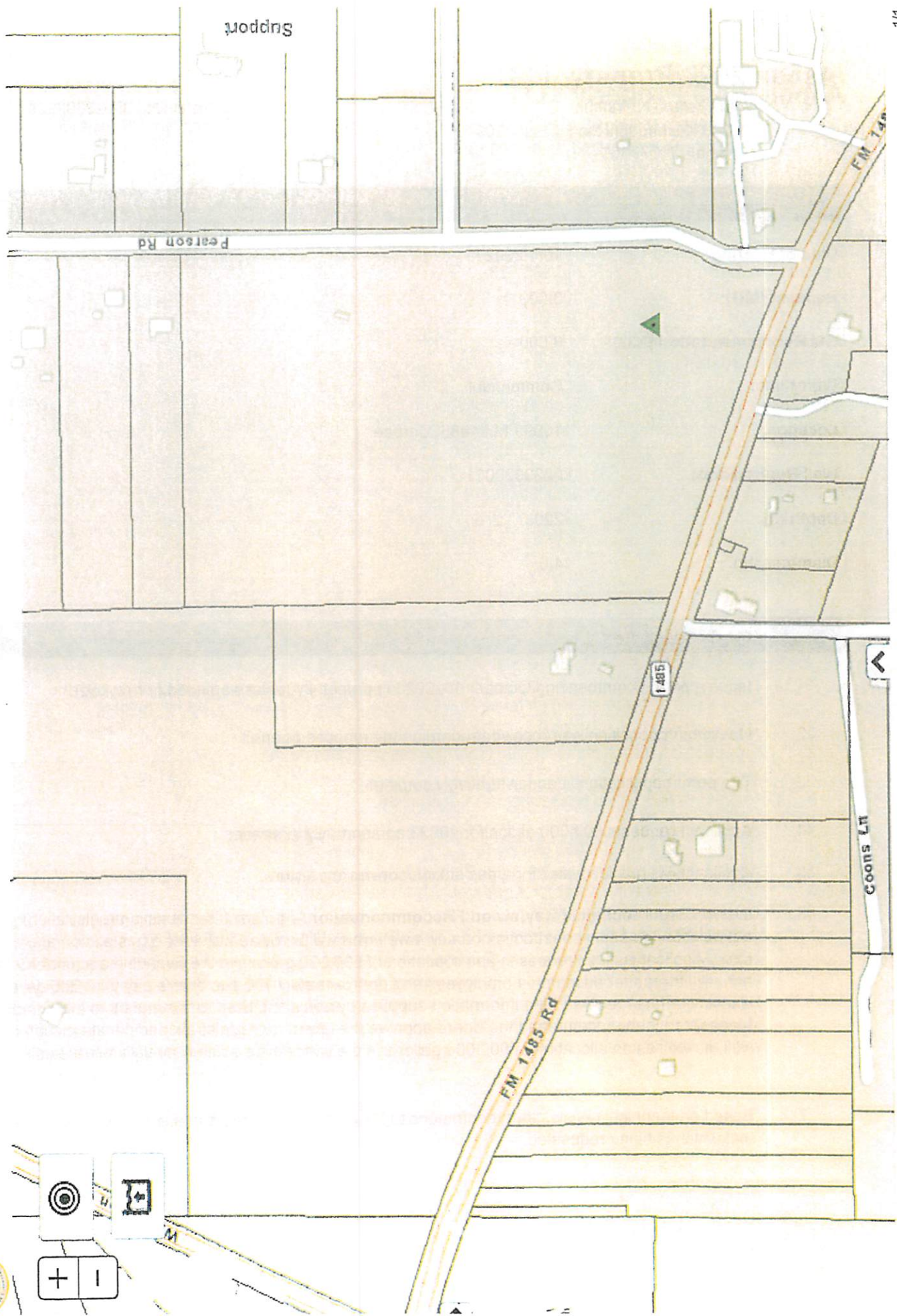
1. Issue a permit commencing October 10, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant requests 500,000 gallons for 2023 and annually thereafter.
5. Applicant will provide water for a gas station/convenience store.
6. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction of a new well which will provide water for a gas station and convenience store. Applicant is also requesting an allocation of 500,000 gallons in the Evangeline aquifer for 2023 and annually thereafter based on 4 employees and approximately 100 customers a day for 365 days a year. District staff has 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 500,000 gallons in the Evangeline aquifer annually 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

Aspen 2023 Property LLC
OP-23092001
Well Reg 2023092001
11099 FM 1485, Conroe

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Stone Ranch Inc

Attn: Colleen A Winchell
P.O. Box 530
Red Lodge, MT 59068

Permit No. OP-21092201B

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	0.500
GM Recommendation (MG):	0.500
Water use:	Public Supply
Location:	11001 FM 1485, Conroe
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 500,000 gallons.
5. Applicant currently has an OP in the amount of 500,000 gallons. Amount available pending approval of this application equals 1,000,000 gallons.
6. Applicant's reported pumpage for 2023 equals 582,800 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-21092201A with an annual allocation of 500,000 gallons in the Evangeline aquifer. The water from this permit provides water for a convenience store including a 10,000 gallon fire tank. The usage for 2023 thus far is 582,800 gallons. Applicant is requesting an additional 500,000 gallons annually due to increased business resulting in an increase in employees to 5 and an increase in customers to approximately 100 per day due to new development in the area. Staff recommends to the General Manager that she recommend the Board approve the allocation increase of 500,000 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.

Quadvest, LP. (Mill Creek)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-19071801C

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	0.000
GM Recommendation (MG):	0.000
Water use:	Public Supply (PWS) & Irrigation
Location:	27660 N. Creek Dr., Magnolia
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. Amend permit - increase allocation. Permit Terms: commencing October 10, 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 transfer 29,200,000 gallons from the Jasper to the Evangeline.
5. Applicant currently has an OP-19071801B-JSPR in the Jasper with 85,000,000 gallons and OP-19071801B-CHEV in the Evangeline with 26,600,000 gallons. Amount available pending approval of this application equals 55,800,000 gallons in the Jasper and 55,800,000 gallons in the Evangeline.
6. Applicant's reported pumpage for 2023 equals 32,134,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds OP-19071801B-CHEV with an allocation of 26,600,000 gallons in the Evangeline and OP-19071801B-JSPR with an allocation of 85,000,000 gallons in the Jasper. Applicant is requesting a transfer of 29,200,000 gallons from Jasper aquifer to the Evangeline aquifer. If approved the allocation will be 55,800,000 gallons for the Jasper and 55,800,000 gallons in the Evangeline annually. Water from these wells to supply water to 481 residential connections with a buildout of 932. 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.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Stanley Lake MUD (AWS Production Well)

Attn: Joe Gonzalez, GM
875 Lakeview Dr.
Montgomery, TX 77356

Permit No. AWS-11062901E

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	50.000
GM Recommendation (MG):	50.000
Water use:	Public Supply (PWS) & Commercial
Location:	10719 Twin Circles, Montgomery
Well Registration:	N/A
Depth (ft):	N/A
Diameter (in):	N/A

Information

1. **Amend permit** - increase allocation. Permit Terms: commencing October 10, 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 50,000,000 gallons.
5. Applicant currently has an AWS in the amount of 175,000,000 gallons in the Catahoula. Amount available pending approval of this application equals 225,000,000 gallons in the Catahoula.
6. Applicant's reported pumpage for 2023 equals 142,296,000 gallons.
7. **District Staff Technical Review and Recommendation:** Applicant currently holds AWS-11062901D with an allocation of 175,000,000 gallons for the Catahoula. Applicant uses the water from this allocation to provide water service to residential and commercial connections. Applicant is requesting an additional 50,000,000 gallons for the Catahoula annually. If approved the annual allocation will be 225,000,000 gallons for the Catahoula. Applicant provides public supply water to 1283 single family, 612 multifamily, and 285 commercial connections. Applicant estimates build of 1963 single family, 612 multifamily and 291 commercial connections. Applicant also is temporary serving up to 726 single family connections in the MUD #138 service area. District staff have reviewed the information supplied and recommended to the General Manager that she recommend the Board approve the requested increase of 50,000,000 gallons for the Catahoula annually.
8. Based on technical review, staff recommends to the General Manager that she recommend approval of that which is being requested.

Magnolia East 149, LLC (City of Magnolia WSP #4)

Attn: Chessie Zimmerman
212 Lavaca Street, Suite 300
Austin, TX 78701

Permit No. OP-23083101

Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	19.634910
GM Recommendation (MG):	19.634910
Water use:	Public Supply (PWS)
Location:	14443 FM 1488, Magnolia
Well Registration:	2023083101
Depth (ft):	1500.0
Diameter (in):	14.0

Information

1. Issue a permit commencing October 10, 2023 in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
5. Applicant provides water for a residential development.
6. Applicant requests 19,634,910 gallons for 2023 and annually thereafter.
7. A hydrogeological report is required due to the maximum GPM of the proposed well is 700 GPM or greater. District consultants have reviewed the submitted hydrogeological report and found it to meet the requirements as detailed in the Hydrogeological Report Guidelines.
8. **District Staff Technical Review and Recommendation:** Applicant is requesting registration of and authorization to begin construction on one new Jasper well which will serve a newly developing residential area. Applicant is further requesting the issuance of OP-23083101-JSPR with an allocation of 19,634,910 gallons in the Jasper annually. Applicant will use allocation during the pump test, step test, construction of water lines, utilities, developing residential connections and construction irrigation connections. Applicant is estimating construction of 464 homes in the next 5 years with an ultimate buildout of 831 connections. Staff recommends to the General Manager that she recommend the Board approve the registration and construction of the proposed well(s), and further approve the requested allocation of 19,634,910 gallons in the Jasper annually.
9. 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

Magnolia East 149, LLC (City of Magnolia WSP #4)
OP-23083101
14443 FM 1488, Magnolia

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Quadvest, LP. 1 (Mostyn Manor)

Attn: Mark Urback
26926 FM 2978
Magnolia, TX 77354

Permit No. OP-07061901J

Amend Operating Permit

Date of Hearing:	10/10/2023
Request (MG):	None Requested
GM Recommendation (MG):	None Requested
Water use:	Public Supply (PWS) & Irrigation
Location:	12407 Marshall Dr., Magnolia
Well Registration:	2023072401
Depth (ft):	650.0
Diameter (in):	10.0

Information

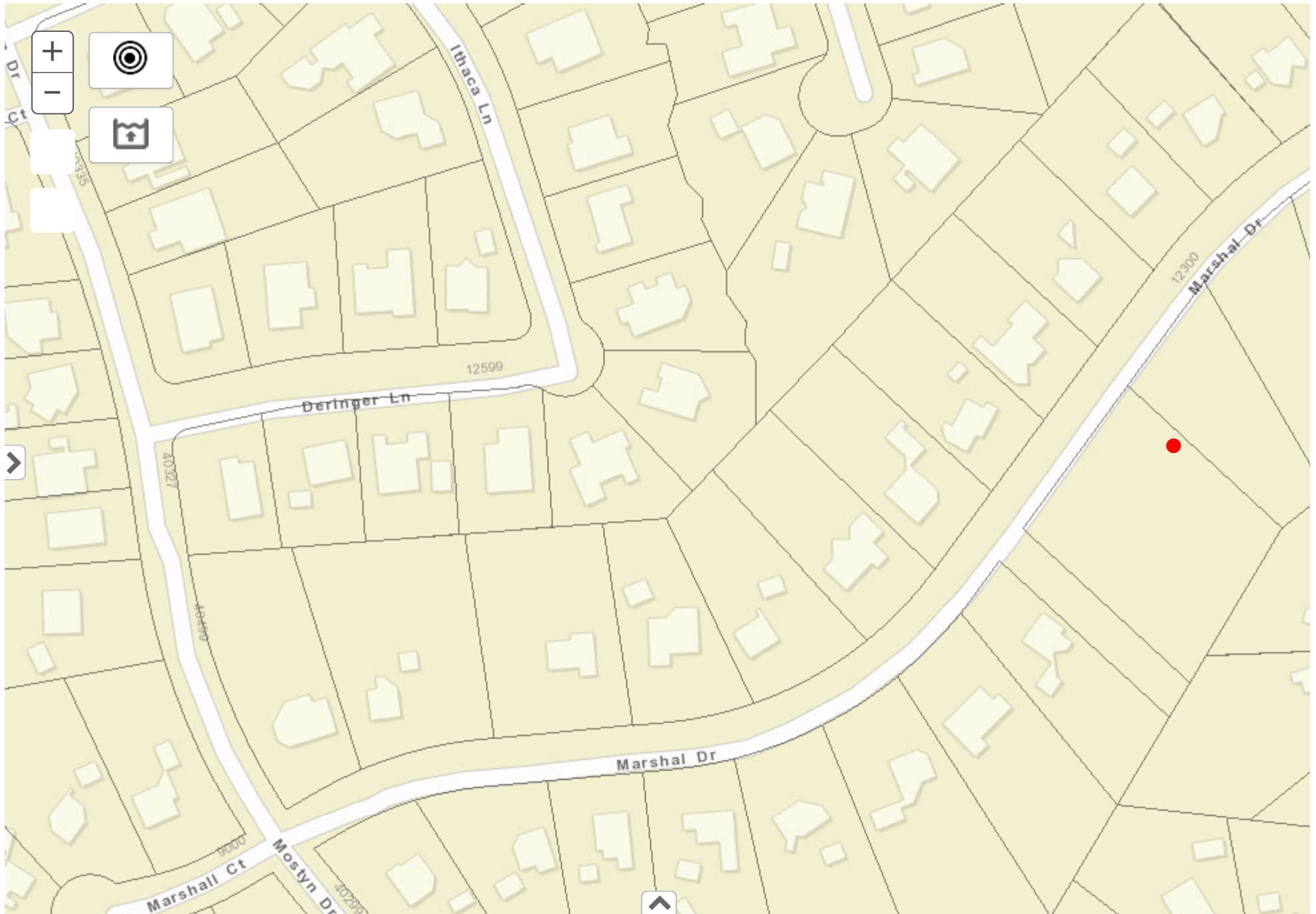
1. **Amend permit** - add well to aggregate system. Permit Term: commencing October 10, 2023, in perpetuity (unless amended or revoked).
2. No written opposition was received regarding the proposed permit.
3. The permit application is administratively complete.
4. Applicant is not requesting an increase in allocation.
5. Applicant currently has an HUP in the amount of 3,339,000 gallons in the Jasper and an OP in the amount of 202,351,841 gallons in the Jasper. Amount available pending approval of this application equals 205,690,841 gallons in the Jasper.
6. Applicant's reported pumpage for 2023 equals 85,769,000 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 Evangeline aquifer well. Applicant currently holds HUP282-JSPR and OP-07061901I-JSPR with an aggregate allocation of 205,690,841 gallons for the Jasper. Water from this well to supply water mostly residential area. Applicant is requesting the construction of a new Evangeline 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.



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

Quadvest, LP. 1 (Mostyn Manor) Op-07061901J
12407 Marshall Dr., Magnolia

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LONE STAR
GROUNDWATER CONSERVATION DISTRICT
September 12, 2023
MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on September 12, 2023

1. CALL TO ORDER:

President Spigener called the Special Meeting of the Board of Directors meeting to order at 3:00 PM, announcing that it was open to the public.

2. ROLL CALL:

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

Jim Spigener
Stuart Traylor
Janice Thigpen
Jon Paul Bouché
Garry Dent

Five members of the Board were present, thus constituting a quorum of the Board of Directors. In attendance at said meeting were Kirstin Hein, Justin Saenz, 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".*

3. Vice President Traylor lead the Prayer and Secretary Thigpen recited the pledges of Allegiance.
4. Open Remarks

President Spigener and General Manger Sarah Kouba gave Opening remarks and welcomed everyone to the meeting.

5. Receive information summarizing comments received on current District Rules – District’s General Counsel and/or technical consultant(s)

Ms. Reese and Jaems Beach gave a presentation summarizing some of the repeated comments received form the open comment periods held earlier that year.

6. Public Comment on District Rules
Feedback speakers included:
 - Scott Wesinger
 - Shannon Marsh
 - Tracy Marsh
 - Mike Muckleroy
 - Nathanel L.

- Melissa Kapsen
- Mark Ivy
- Don Doering
- Keth Arrent
- Simon Sequera
- Margo Watson
- Michael Sullivan

7. Adjourn:

Vice President Traylor moved to adjourn the meeting, Director Dent seconded the motion. Motion passed the Special Board of Directors meeting adjourned at 4:42 PM

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF October, 2024

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

September 12, 2023

MINUTES OF PUBLIC HEARING ON PERMIT APPLICATIONS

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on September 12, 2023.

CALL TO ORDER:

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

ROLL CALL:

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

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

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

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

PUBLIC COMMENTS:

No comments were received.

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

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

i. Shea Homes Houston, LLC (Woodhavyn)

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

ii. Quadvest, LP. (Indigo Lakes)

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

iii. Meadows At Imperial Oaks HOA

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

iv. Mike Simpson (Conroe Taxidermy)

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

v. Splendor Pipe Services

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

vi. James B. Pope

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

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

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

viii. Alpha and Omega Church Inc.

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

ix. Aqua Marine Pools of Houston

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

x. Sterling & Marianne Combs

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

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

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

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

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

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

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

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

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

xv. Forest Lane Food Mart

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

xvi. Capri Isle Water System

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

xvii. KTC Interests, LLC

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

xviii. High Meadow Estates POA

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

xix. TJC23CNS, LLC

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

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

ADJOURN:

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

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

Janice Thigpen, Board Secretary

LONE STAR GROUNDWATER CONSERVATION DISTRICT

September 12, 2023

MINUTES OF REGULAR MEETING

The Board of Directors of the Lone Star Groundwater Conservation District (“District”) met in regular session, open to the public and held in person in the Lone Star GCD – James B. “Jim” Wesley Board Room located at 655 Conroe Park North Drive, Conroe, Texas, and remotely via the publicly accessible webinar/telephone conference call within the boundaries of the District on September 12, 2023.

CALL TO ORDER:

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

ROLL CALL:

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

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

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

PUBLIC COMMENTS:

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

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

APPROVAL OF THE MINUTES:

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

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

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

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

COMMITTEE REPORTS:

A. Executive Committee

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

A. Budget & Finance Committee – Jonathan Prykryl, Chair

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

B. External Affairs Committee

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

C. DFC & Technical Committee – Stuart Traylor, Chair

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

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

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

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

Nothing to report

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

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

GENERAL MANAGER’S REPORT:

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

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

GENERAL COUNSEL’S REPORT:

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

EXECUTIVE SESSION:

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

RECONVENE IN OPEN SESSION:

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

NEW BUSINESS:

Nothing to report on currently.

ADJOURN:

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

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

Janice Thigpen, Board Secretary

Lone Star Groundwater Conservation District
Balance Sheet

Accrual Basis

As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank (Money Market)	5,918,585.33
First Bank (Operating)	47,752.00
TexPool	49,276.49
Total Checking/Savings	6,015,613.82
Accounts Receivable	
Accounts Receivable	207,202.04
Total Accounts Receivable	207,202.04
Other Current Assets	
Allow for Bad Debts	-9,717.13
Prepaid Insurance	
TWCA premium	9,747.31
Prepaid Dishonesty & Public Bond	1,286.68
Total Prepaid Insurance	11,033.99
Total Other Current Assets	1,316.86
Total Current Assets	6,224,132.72
Fixed Assets	
Bldg & Land	
Conroe Park - Land	260,187.00
Conroe Park - Building & Design	1,593,552.27
Accumulated Depr - Bldg	-462,212.04
Total Bldg & Land	1,391,527.23
Furniture & Equipment	
Furniture/Fixture/Equipment	353,692.94
Accumulated Depreciation	-293,184.09
Total Furniture & Equipment	60,508.85
Total Fixed Assets	1,452,036.08
TOTAL ASSETS	7,676,168.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	253,261.56
Total Accounts Payable	253,261.56
Other Current Liabilities	
Deposits Payable	54.00
Accrued Expenses	
Accrued Expenses	67,171.53
Accrued Expenses - Other	-255,190.46
Total Accrued Expenses	-188,018.93
Accrued Vacation Time	22,339.97
Deferred Revenue	686,998.69

Lone Star Groundwater Conservation District
Balance Sheet

As of September 30, 2023

Accrual Basis

	<u>Sep 30, 23</u>
Direct Deposit Liabilities	
Mission Sq 401(a)-EE portion	0.03
Mission Sq-401(a) - ER portion	<u>-0.03</u>
Total Direct Deposit Liabilities	0.00
Payroll Liabilities	<u>2,245.69</u>
Total Other Current Liabilities	<u>523,619.42</u>
Total Current Liabilities	<u>776,880.98</u>
Total Liabilities	776,880.98
Equity	
Invested in Capital Assets, net	1,518,850.65
Retained Earnings	3,645,723.73
Net Income	<u>1,734,713.44</u>
Total Equity	<u>6,899,287.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,676,168.80</u></u>

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

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Administrative Fee					
Application Fee					
AWS Production Permit	0.00	250.00	0.00	2,250.00	3,000.00
AWS Groundwater Test Well	0.00	125.00	0.00	1,125.00	1,500.00
Early Conversion Credits	0.00		-5,395.50		
Emergency Permit	0.00		1,500.00		
Existing Well Application	0.00	125.00	225.00	1,125.00	1,500.00
Operating Permit	3,800.00	1,833.33	55,301.52	16,499.97	22,000.00
Temporary Permit	0.00		750.00		
Application Fee - Other	0.00	412.50	450.00	3,712.50	4,950.00
Total Application Fee	3,800.00	2,745.83	52,831.02	24,712.47	32,950.00
Change of Ownership/Type					
Record Request	300.00	333.33	6,150.00	2,999.97	4,000.00
Returned Check Fee	0.00	125.00	0.00	1,125.00	1,500.00
Well/Meter Re-inspection Fees	0.00	4.16	50.00	37.44	50.00
Well/Meter Re-inspection Fees	0.00	166.66	0.00	1,499.94	2,000.00
Total Administrative Fee	4,100.00	3,374.98	59,031.02	30,374.82	40,500.00
Interest Income					
Lone Star GCD Fees	707.25	416.66	5,749.91	3,749.94	5,000.00
Agricultural Permits					
Agricultural HUP 2023	62.05	95.38	558.45	858.42	1,144.57
Agricultural OP 2023	76.33	112.95	686.97	1,016.55	1,355.43
Total Agricultural Permits	138.38	208.33	1,245.42	1,874.97	2,500.00
Export Fees					
Historic Use Fee	0.00	50.00	0.00	450.00	600.00
Historic Use Fee 2024	10.00		10.00		
Historic Use Fee 2023	96,043.43	125,000.00	867,214.30	1,125,000.00	1,500,000.00
Total Historic Use Fee	96,053.43	125,000.00	867,224.30	1,125,000.00	1,500,000.00
Operating Permit Fees					
Operating Permit 2023	127,247.54	116,666.66	1,341,574.47	1,049,999.94	1,400,000.00
Operating Permit 2022	0.00		1,062.23		
Total Operating Permit Fees	127,247.54	116,666.66	1,342,636.70	1,049,999.94	1,400,000.00

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

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
AWS Production fees					
AWS Production Fees - 2023	14,473.20	16,666.66	130,018.80	149,999.94	200,000.00
Total AWS Production fees	14,473.20	16,666.66	130,018.80	149,999.94	200,000.00
Overpumpage of a Permit	0.00	4,166.66	889,485.06	37,499.94	50,000.00
Penalty/ Interest	798.62	833.33	27,997.15	7,499.97	10,000.00
Total Lone Star GCD Fees	238,711.17	263,591.64	3,258,607.43	2,372,324.76	3,163,100.00
Total Income	243,518.42	267,383.28	3,323,388.36	2,406,449.52	3,208,600.00
Gross Profit	243,518.42	267,383.28	3,323,388.36	2,406,449.52	3,208,600.00
Expense					
Election Expense	0.00	8,333.33	3,094.00	74,999.97	100,000.00
Litigation					
Legal-DFC Appeal	0.00	4,166.66	0.00	37,499.94	50,000.00
Total Litigation	0.00	4,166.66	0.00	37,499.94	50,000.00
Educate/Public Aware Coordinate					
Community Aware/Public Relation					
Scholarship/Sponsorship	0.00	416.66	0.00	3,749.94	5,000.00
Mach 1 Strategic Communications	0.00	8,166.66	0.00	73,499.94	98,000.00
PAM Units	0.00	1,250.00	518.00	11,250.00	15,000.00
Educational Curriculum Schools	10,353.31	4,166.66	46,862.16	37,499.94	50,000.00
Rainwater Collection Expansion	0.00	62.50	0.00	562.50	750.00
Website Modification	0.00	416.66	0.00	3,749.94	5,000.00
ET Weather Station Network	40.13	208.33	394.07	1,874.97	2,500.00
Communication/Public Awareness	751.52	1,666.66	4,190.84	14,999.94	20,000.00
Conservation Products	0.00	666.66	0.00	5,999.94	8,000.00
Total Community Aware/Public Relation	11,144.96	17,020.79	51,965.07	153,187.11	204,250.00
Total Educate/Public Aware Coordinate	11,144.96	17,020.79	51,965.07	153,187.11	204,250.00
Attorney Fees					
Legislative Consulting	9,000.00	11,666.66	105,000.00	104,999.94	140,000.00
PIA Legal Work	0.00	416.66	2,823.50	3,749.94	5,000.00
General Counsel Work	17,935.87	31,250.00	233,252.73	281,250.00	375,000.00
Legal Work - Additional	0.00	2,500.00	15,935.35	22,500.00	30,000.00
Total Attorney Fees	26,935.87	45,833.32	357,011.58	412,499.88	550,000.00

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

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Board Expense					
Meeting/Conference	824.37	416.66	7,963.49	3,749.94	5,000.00
Per Diem	5,750.00	5,250.00	39,250.00	47,250.00	63,000.00
Payroll Tax Liability - Board	443.86	458.33	2,916.00	4,124.97	5,500.00
Board Meeting Expense	302.29	500.00	4,930.58	4,500.00	6,000.00
Total Board Expense	7,320.52	6,624.99	55,060.07	59,624.91	79,500.00
Advertising/Public Notices					
Audit Fees	0.00	500.00	343.30	4,500.00	6,000.00
Building Expense	0.00	812.50	9,750.00	7,312.50	9,750.00
Building Maintenance	988.81	2,916.66	39,129.91	26,249.94	35,000.00
Utilities & Housekeeping	3,618.64	4,333.33	43,618.49	38,999.97	52,000.00
Total Building Expense	4,607.45	7,249.99	82,748.40	65,249.91	87,000.00
Computer Support					
Hosting/Internet/Backup	610.00	2,333.33	5,430.60	20,999.97	28,000.00
Repair & Support	1,945.00	2,166.66	15,980.33	19,499.94	26,000.00
Software	184.00	416.66	6,894.24	3,749.94	5,000.00
Total Computer Support	2,739.00	4,916.65	28,305.17	44,249.85	59,000.00
Engineering					
District Engineer	20,198.75	10,416.66	105,489.25	93,749.94	125,000.00
Engineering Consult Svcs	5,410.69	16,666.66	167,651.74	149,999.94	200,000.00
GMA 14 Planning	153.75	4,166.66	7,953.74	37,499.94	50,000.00
Well Permit Database Management	0.00	8,333.33	11,631.21	74,999.97	100,000.00
Total Engineering	25,763.19	39,583.31	292,725.94	356,249.79	475,000.00
Field/Technical Expense					
Field Supplies	310.56	291.66	1,401.93	2,624.94	3,500.00
Vehicle Fuel Expense	629.46	541.66	3,828.28	4,874.94	6,500.00
Vehicle/Mobile/Lab Repair & Maint	599.07	250.00	1,435.60	2,250.00	3,000.00
Vehicle -Capital expense	42,531.95	416.66	42,531.95	3,749.94	5,000.00
Total Field/Technical Expense	44,071.04	1,499.98	49,197.76	13,499.82	18,000.00
Insurance					
Bonds	54.19	83.33	398.10	749.97	1,000.00
Building & Property Insurance	402.83	416.66	3,872.49	3,749.94	5,000.00
Errors and Omissions	188.00	216.75	1,602.00	1,950.75	2,601.00
Liability	70.42	98.16	736.26	883.44	1,178.00
Vehicle Insurance	420.55	259.58	2,217.55	2,336.22	3,115.00
Total Insurance	1,135.99	1,074.48	8,826.40	9,670.32	12,894.00

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

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Manager					
Travel/Edu/Training	594.57	666.66	2,021.64	5,999.94	8,000.00
Vehicle Allowance	600.00	600.00	4,230.00	5,400.00	7,200.00
Total Manager	1,194.57	1,266.66	6,251.64	11,399.94	15,200.00
Memberships Dues /Subscriptions					
Miscellaneous	1,415.00	833.33	8,288.00	7,499.97	10,000.00
Miscellaneous Expense	0.00	416.66	37.49	3,749.94	5,000.00
Total Miscellaneous	0.00	416.66	37.49	3,749.94	5,000.00
Office Expenses					
Equipment Lease - Copier	175.00		1,139.50		
Office Equipment	0.00	541.66	6,268.32	4,874.94	6,500.00
Office Supplies	0.00	500.00	3,743.92	4,500.00	6,000.00
Total Office Expenses	175.00	1,041.66	11,151.74	9,374.94	12,500.00
Payroll Expenses					
Salaries	53,864.35	62,500.00	411,784.64	562,500.00	750,000.00
Payroll Tax Liability	3,928.59	3,875.00	30,793.11	34,875.00	46,500.00
Retirement	3,231.86	3,750.00	24,439.39	33,750.00	45,000.00
Medical/Life	8,821.52	5,833.33	47,575.65	52,499.97	70,000.00
SUI	15.54	208.33	111.88	1,874.97	2,500.00
Workman's Comp	88.59	183.33	1,082.38	1,649.97	2,200.00
Payroll Service Fees	65.00	83.33	734.95	749.97	1,000.00
Total Payroll Expenses	70,015.45	76,433.32	516,522.00	687,898.88	917,200.00
Postage Expense					
Postage Meter & Supplies	200.40	83.33	827.08	749.97	1,000.00
Postage/Shipping/Delivery Ser	0.00	500.00	532.56	4,500.00	6,000.00
Total Postage Expense	200.40	583.33	1,359.64	5,249.97	7,000.00
Printing Programs					
Subsidence Study - Phase III	238.04	750.00	2,987.82	6,750.00	9,000.00
Additional Scientific Programs	9,794.52	12,500.00	62,372.29	112,500.00	150,000.00
Hydrogeological Modeling/Protec	0.00	2,083.33	0.00	18,749.97	25,000.00
USGS Joint Funding Agreement	100.00	83.33	400.00	749.97	1,000.00
USGS - Groundwater Level Data	0.00	1,279.16	7,675.00	11,512.44	15,350.00
USGS - Water Level chg/subside	0.00	4,738.00	28,428.34	42,642.00	56,856.00
Total USGS Joint Funding Agreement	0.00	6,017.16	36,103.34	54,154.44	72,206.00
Total Programs	9,894.52	20,683.82	98,875.63	186,154.38	248,206.00

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

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Rebate Water Use Fees	0.00	1,250.00	0.00	11,250.00	15,000.00
Travel/Training Staff	1,028.60	666.66	4,173.27	5,999.94	8,000.00
Depreciation	0.00	4,166.66	0.00	37,499.94	50,000.00
Total Expense	207,879.60	245,708.10	1,588,674.92	2,211,372.90	2,948,500.00
Net Ordinary Income	35,638.82	21,675.18	1,734,713.44	195,076.62	260,100.00
Net Income	35,638.82	21,675.18	1,734,713.44	195,076.62	260,100.00

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

PREPARED FOR THE REPORTING PERIOD FROM JULY 1, TO SEPTEMBER 30, 2023

INVESTMENT POOLS	BEGINNING VALUE FOR PERIOD				ENDING VALUE FOR PERIOD					
	RATE	BOOK	N.A.V.	MARKET	GAIN (LOSS) TO MARKET VALUE	DEPOSITS	WITHDRAWALS	BOOK	N.A.V.	MARKET
FBOC MM *	0.100%	\$ 5,433,644.98	100%	\$ 5,433,644.98	\$ 1,424.09	\$ 1,164,316.26	\$ (680,800.00)	\$ 5,918,585.33	100%	\$ 5,918,585.33
TEX POOL	0.342%	\$ 48,630.27	100%	\$ 48,630.27	\$ 646.22			\$ 49,276.49	100%	\$ 49,276.49
				\$ 5,482,275.25	\$ 2,070.31	\$ 1,164,316.26	\$ (680,800.00)	\$ 5,967,861.82		\$ 5,967,861.82

* Rate for FBOC MM IS 0.1000000%

FEDERAL OBLIGATIONS	SIMPLE APR/COUPON	PURCHASE VALUE/PRINCIPAL PAID (MINUS INT)	FACE VALUE	TERMS IN DAYS (Purch to Curr)	BEGIN PERIOD MARKET VALUE	YIELD THIS PERIOD	DEPOSITS OR WITHDRAWALS	ENDING PERIOD MARKET VALUE	DATE PURCHASED	DATE OF MATURITY
613681J71	4.350%	\$ 250,000.00	\$ 250,000.00	4757	\$ 247,687.50	\$ 710.00	\$ -	\$ 248,397.50	09/21/10	03/01/24
912828YE4	1.250%	\$ 500,946.40	\$ 500,000.00	612	\$ 476,796.90	\$ 3,750.00	\$ -	\$ 480,546.90	01/26/22	08/31/24
9128283D0	2.250%	\$ 494,849.21	\$ 500,000.00	541	\$ 480,468.75	\$ 2,265.65	\$ -	\$ 482,734.40	04/07/22	10/31/24
84019RHP1	4.000%	\$ 562,985.37	\$ 545,000.00	2893	\$ 551,779.80	\$ -	\$ (551,779.80)	\$ -	10/29/15	09/01/31
313318ED3	2.000%	\$ 765,670.44	\$ 1,000,000.00	2893	\$ 653,754.91	\$ (39,220.42)	\$ -	\$ 614,534.49	10/29/15	09/01/31
3140QHMK8	2.500%	\$ 1,000,000.00	\$ 1,000,000.00	1649	\$ -	\$ -	\$ 659,459.13	\$ 659,459.13	03/26/19	03/01/41
9128284Z0	2.750%	\$ 1,000,000.00	\$ 1,000,000.00	639	\$ 957,812.50	\$ (2,343.70)	\$ -	\$ 955,468.80	12/30/21	08/31/25
9128286R6	2.250%	\$ 1,000,000.00	\$ 1,000,000.00	541	\$ 974,218.80	\$ 6,250.00	\$ -	\$ 980,468.80	04/07/22	04/30/24
035707YR3	4.000%	\$ 591,500.00	\$ 500,000.00	1046	\$ 491,655.00	\$ -	\$ (491,655.00)	\$ -	11/18/20	02/15/43
346766WR5	5.000%	\$ 1,724,933.64	\$ 1,500,000.00	668	\$ 1,514,235.00	\$ (18,390.00)	\$ -	\$ 1,495,845.00	12/01/21	03/01/27
TOTALS		\$ 7,880,885.06	\$ 7,795,000.00		\$ 6,348,409.16	\$ (46,978.47)	\$ (383,975.67)	\$ 5,917,455.02		

Must change date below to end of the quarter
9/30/2023

Sarah Kouba, General Manager

Jonathan Prykryl, Treasurer

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OCTOBER 2023

CITYLIFESTYLE.COM

business monthly

A round-up of exciting news from local businesses.



Lone Star Groundwater Conservation District Hires General Manager

Lone Star Groundwater Conservation District plays a pivotal role in managing the groundwater resources of Montgomery County. As the new General Manager, Sarah Kouba leads with an impressive background in engineering and program leadership. Sarah Kouba will assume various key responsibilities critical to SGCD's mission and growth. She will serve as the primary District contact for staff, public relations, and outreach initiatives, fostering strong relationships with stakeholders, legislators, and the media. lonestargcd.org

Photography: Lone Star Groundwater Conservation District



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Montgomery Area Chamber of Commerce



4m · 🌐

The Highland Pine Company.mp4

👋🌐 Welcome aboard, Lone Star Groundwater Conservation District! 🌟 We're absolutely thrilled to have you as a valued member of the Montgomery Area Chamber of Commerce. Here's to a promising future filled with collaboration and community growth! 🎉🤝

#WelcomeLoneStarGCD #MontgomeryChamber
See less



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Lone Star Groundwater Conservation District

Thank you for the welcome! We are excited to join the Montgomery Area Chamber of Commerce!

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MoCo Motive

September 18 at 6:49 PM · 🌐



Well-pumping limits increased as drought intensifies in Montgomery County



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Well-pumping limits increased as drought intensifies in Montgomery County - MoCo Motive

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MONTGOMERY COUNTY DROUGHT INTENSIFIES: LONE STAR GROUNDWATER CONSERVATION DISTRICT INCREASES BUFFER

Montgomery County drought intensifies: Lone Star Groundwater Conservation District increases buff

By: Woodlands Online Staff | Published 09/18/2023





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FEATURED NEWS

THE WOODLANDS, TX - Due to persistent high temperatures and a significant shortage of rainfall, 40.6% of Montgomery County is now under D4 Exceptional Drought conditions.

In light of the D3 Extreme Drought Conditions reported by the TWDB and U.S. Geological Survey, the Lone Star Groundwater Conservation District (LSGCD) Board of Directors convened for a meeting on Monday, August 28. The board unanimously approved Resolution No. #23, which increases the Temporary Drought Buffer for 2023.

Given the escalation to D4 Exceptional Drought status:

Houston Methodist Neal Cancer Center
Honor Breast Cancer Survivor
Street Thursday, October 5

- The Temporary Drought Buffer has been increased to 15%, up from the original 10% set on August 7

- This adjustment is automatically applied to the Annual Production Limit retroactively from January 1, 2023, through December 31, 2023.
- Permittees who utilize the Temporary Drought Buffer under Resolution # use fees for additional water pumped over their Annual Production Limit
- Over-pumping beyond the permit’s annual allocation and the 15% Drought Rules. Any permit holder exceeding the Temporary Drought Buffer will face Drought Rules.

23rd annual In the Pink of Health
 enjoys record crowd, special guest
 Memorial Hermann The Woodlands

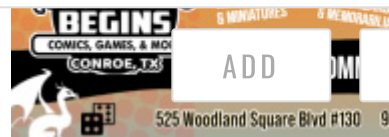
LSGCD strongly recommends that all permit holders implement their drought contingency plans. This approach will help prevent over-pumping and ensure sustainable water usage during the current severe conditions.

Photo by Dino Faracca on Scopia

Comments • 0



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Related News: Government & Politics

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What you need to know after the storm



Revisions to the City of Conroe Personnel Manual



Pct. 3 Recycle Facility Closed Saturday for IRONMAN



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Shenandoah City Health Insurance monthly meeting agenda items

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OCTOBER 2023

The Woodlands

COMMUNITY MAGAZINE

THE OFFICIAL MAGAZINE OF THE WOODLANDS TOWNSHIP

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Understanding Your Woodlands Water Bill: The SWC Fee and the GRP

By Tori Fluellen, Woodlands Water

Did you know it can take many years for rainwater to replenish water wells? The exceedingly slow “recharge rate” makes our groundwater supplies harder and more costly to access over time. Thankfully, regional solutions were put in place years ago to help conserve and protect this precious resource.

In 2011, the 77th Texas Legislature created the Lonestar Groundwater Conservation District (LSGCD) to preserve, conserve and protect Montgomery County’s groundwater supplies, ensuring their sustainable use for current and future generations. LSGCD implemented various conservation measures. However, demand created by the population boom in Montgomery County has exceeded the aquifer’s ability to recharge.

To meet groundwater reduction requirements set by LSGCD and maintain aquifer levels, the San Jacinto River Authority (SJRA) created the Groundwater Reduction Plan (GRP). The GRP strategy ensures a reliable, long-term

alternative water supply by promoting water conservation, the reuse of treated wastewater, reduced groundwater pumpage from aquifers and the development of surface water from Lake Conroe for all of Montgomery County. The GRP uses pumps to pull raw surface water from Lake Conroe and sends the raw water through a water treatment process to ensure the water meets or exceeds the state drinking water standards. The water is then delivered to The Woodlands and other large volume users along a 55-mile transmission line.

This cost-effective solution provides a 50/50 blend of treated surface water from Lake Conroe and groundwater which helps reduce the groundwater withdrawal from the aquifers by 30%.

Woodlands Water, along with over 130 water utilities, is contracted to share a portion of the cost to cover the implementation, operation, and maintenance of the GRP. Since 2010, this cost has been listed on your water bill as the Surface Water Conversion (SWC) Fee.



The SWC fee is a pass-through fee, meaning customers are charged only what Woodlands Water is charged by SJRA to supply treated surface water from Lake Conroe.

The current SWC Fee is \$3.20 for every 1,000 gallons of water consumed in one month. SJRA reviews these rates annually and it reports that rates will remain \$3.20 through September 2024.

For more information on the GRP, please visit www.sjra.net/grp. For more information on your water bill through Woodlands Water, please visit www.woodlandswater.org.

Editor’s note: The Woodlands Township does not provide water or wastewater services. Water rates described above only apply to customers of Woodlands Water. Customers who purchase water from MUD 386 may have different water rates.



Photos courtesy San Jacinto River Authority



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The Woodlands-area governmental agencies eye long-term effects of drought



By **Vanessa Holt** | 2:10 PM Oct 3, 2023 CDT
Updated 2:36 PM Oct 3, 2023 CDT



The Woodlands Township has paused some landscaping activity, and other agencies are examining whether changes are needed in response to drought this year. (Courtesy Pexels)

For the second summer in a row, drought levels in Montgomery County reached the highest category measured by the [Texas Drought Monitor](#), resulting in several governmental agencies evaluating policy changes relating to water usage.

Chief Operating Officer Chris Nunes said The Woodlands Township has seen an increase in watering and landscape renovation costs in the past several years due to the drought and freeze cycle, and landscape renovations in the township are on hold as of late September due to the drought and heat.

The Woodlands Water Agency didn't change its existing irrigation plan this summer, but the [Lone Star Groundwater Conservation District](#) increased the amount that permitted wells can produce temporarily in response to the need for more water during the drought.

The backstory

As of the most recent report, Sept. 26, the Texas Drought Monitor reported 100% of Montgomery County was in extreme drought status, and 30.17% of the county was in exceptional drought status, down from 40.69% as of Sept. 12.

According to The Woodlands Water Agency, all homes and businesses in The Woodlands in Montgomery County follow a [Defined Irrigation Schedule](#), which limits automatic irrigation systems to two nights a week. The DIS has been in effect continuously since 2014 and has not changed as a result of the drought, according to a news release from the WWA.

However, the amount of water used by households in The Woodlands has been higher during summer months in 2022 and 2023, according to the agency. The average home in The Woodlands uses just under 10,000 gallons of water monthly. During the droughts of 2022 and 2023, that average increased to 18,500 in July 2022 and 17,000 in July 2023.

The WWA said in an email that a drought does not affect water rates, but increased usage can cause higher bills. More than half of household water consumption takes place outdoors, according to the agency.

While the WWA has not instituted changes to irrigation schedules, the LSGCD increased its [temporary drought buffer](#) to 10% on Aug. 28, and it increased it to 15% on Sept. 18, meaning permitted wells can draw an additional 15% beyond the annual allocation. The drought buffer affects permitted wells, or those producing more than 25,000 gallons of water per day, according to the [district's website](#). The buffer is retroactive and allows for a temporary increase.

The conditions

In The Woodlands Township, changes to the types of materials used in landscaping could potentially be changed due to more extreme weather patterns, Nunes said, and the township is researching those options.

One item of concern for residents [in 2022](#) was pond levels throughout the township. However, no bodies of water are below 50% capacity as of Sept. 28, Nunes said. The capacity of the lake and pond system changes daily, according to information from the township, but it does not refill ponds unless they dip below 50%.

The outlook

Several conditions could trigger restrictions by the WWA if drought conditions continue:

- If water well run times exceed triggers, greater restrictions could be enacted.
- If the water level of Lake Conroe is reduced to a certain level, increased drought stages would be implemented, and reduced water usage requirements would go into effect.

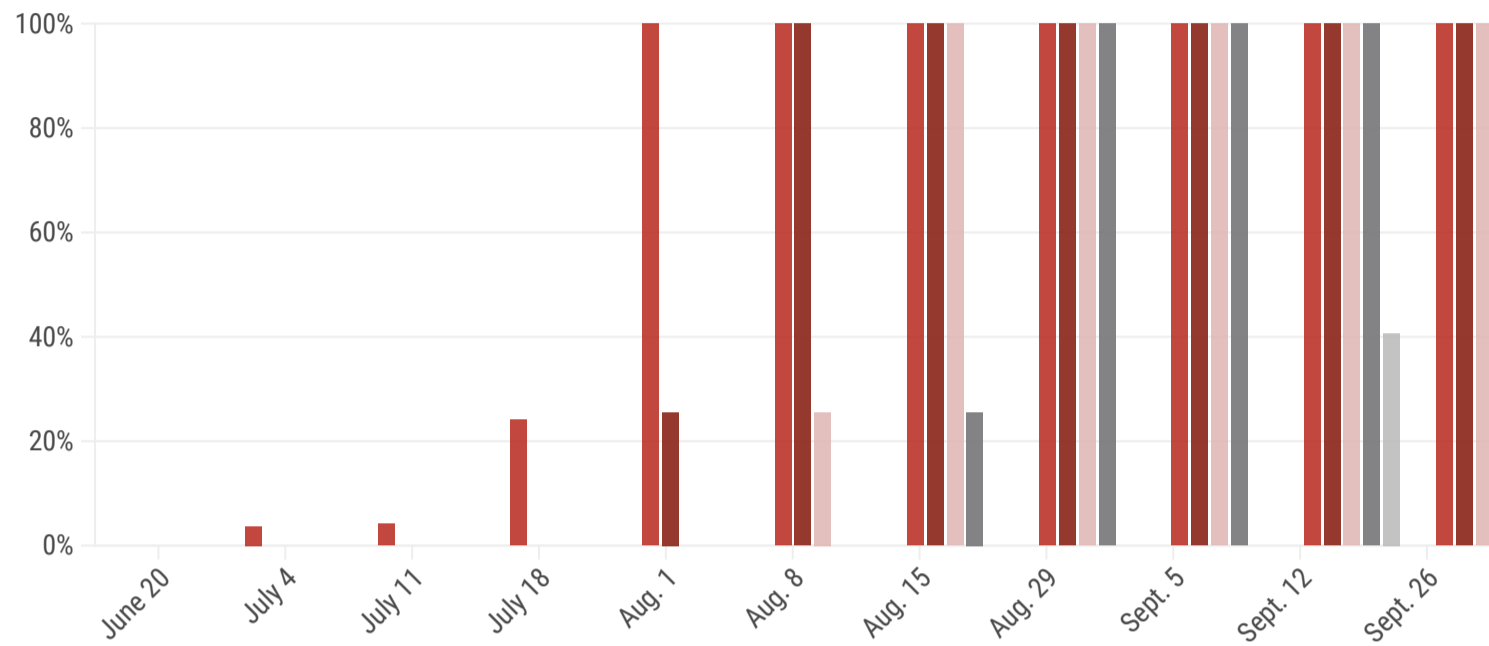
According to the WWA, officials do not expect having to raise the drought contingency stage based on conditions in late September as well as an anticipation of regular rain levels resuming in the fall and winter.

Montgomery County Drought levels June-September 2023

Drought severity in Montgomery County escalated in August and began to drop again in September.

Drought Level D0-D4 Drought Level D1-D4 Drought Level D2-D4 Drought Level D3-D4 Drought Level D4

Percentage of county in drought status



Source: [Source: Texas Drought Monitor/Community Impact](#)

A Flourish chart

By [Vanessa Holt](#)

Senior Editor, The Woodlands

A resident of the Houston area since 2011, Vanessa began working in community journalism in her home state of New Jersey after receiving an English degree from Drew University. She joined *Community Impact* 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. She is on schedule to receive a master's degree in English in early 2024, and enjoys reading, art, record collecting, horror movies and nature photography in her spare time.



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Well-pumping limits increased as drought intensifies in Montgomery County

By [Vanessa Holt](#) | 3:11 PM Sep 18, 2023 CDT
Updated 3:11 PM Sep 18, 2023 CDT

The Lone Star Groundwater Conservation District approved increasing its temporary drought buffer from 10% to 15%. (Community Impact staff)

Despite several days of rain in mid-September, the [drought status](#) in Montgomery County has increased to the highest level tracked by the U.S. Drought Monitor. As a result, the Lone Star Groundwater Conservation District has increased its temporary drought buffer from 10% to 15%, according to a Sept. 18 news release.

What we know

The LSCGD is a seven-member elected board of directors which regulates groundwater in Montgomery County. The board previously approved a [temporary drought buffer](#) of 10% on Aug. 28, which affects permitted wells, or those producing more than 25,000 gallons of water per day, according to the [district's website](#).

- The buffer allows a temporary increase above the annual allocation.
- As of Sept. 18, 40.69% of the county was under exceptional drought conditions, or D4, according to the [U.S. Drought Monitor](#). A total of 59.31% of the county was in D3 status, or

extreme drought conditions.

- The change in the drought buffer is effective retroactively for all of 2023 and affects the well's Annual Production Limitations.
- Permittees who utilize the Temporary Drought Buffer are still required to pay water use fees for additional water pumped over their APLs.
- Over-pumping beyond the allocation including the drought buffer is a violation of the district's rules.

What's next

LSGCD has recommended that permit holders implement contingency plans for the drought to prevent over-pumping.

Despite the drought conditions, the Montgomery County Fire Marshal's Office lifted a [burn ban](#) in place in the county as of Sept. 18.

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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