



Lake Conroe Association 2025 Townhall and Annual General Meeting (AGM)

Kevin Lacy – LCA President

January 17, 2025

2025 LCA Annual Townhall and AGM Agenda



Townhall - President's Update and Introduction of 2024 LCA Board

- 2024 Hydrilla Survey results / 2025 plans
- Lake Houston Dam Spillway Project and 2024 Active Storm Management Summary
- Status of Proposals for 2025 Active Storm Management / LCA Perspective

Adjourn Townhall - at approximately 10 AM for 10 min coffee break

AGM Call to Order / Confirmation of Quorum – Kevin Lacy LCA President

- Confirmation of AGM Agenda: Matt Newsom, Secretary
- Approval of Minutes of Previous Meetings: Matt Newsom, Secretary and Board of Directors
- Confirm Voting Membership: Board of Directors – acceptance of new and counting of voting members
- Board of Directors – confirm election of Board Members – Ben Richardson - Vice President
- Treasurer's Report and 2025 LCA Draft Budget: Geoff Roberts, Treasurer
- President's AGM report: Kevin Lacy, President
 - Recap of Plans and Programs for 2025
 - Recommendations for LCA Board Officers / Ratification
- Any other business,
- **AGM Adjourns**

Introduction and about the LCA

- LCA History

- Founded in 1977 by concerned citizens to protect the Lake Conroe resources
- Texas state chartered 501(3)(c) nonprofit organization - All volunteer resources
- Has raised over \$1.3 million in donations exclusively redirected for eliminating threats (invasive species, commercial, waste) and to support the agencies needing additional funding to protect the lake and residents using the lake

- LCA Board

- Ten Board members with varied skill sets supporting the LCA mission
- Unanimously voted in September 2020 - eliminating SLLP is priority #1
- Appointed Kevin Lacy March 2020, succeeding Mike Bleier (15 yrs service)



Introductions - 2024 LCA Officers and Board

Kevin Lacy – President

Ben Richardson – Vice President

Geoff Roberts – Treasurer

Matt Newsom – Secretary

Rich Cutler – Board and former Treasurer

Chuck Dwyer – Board

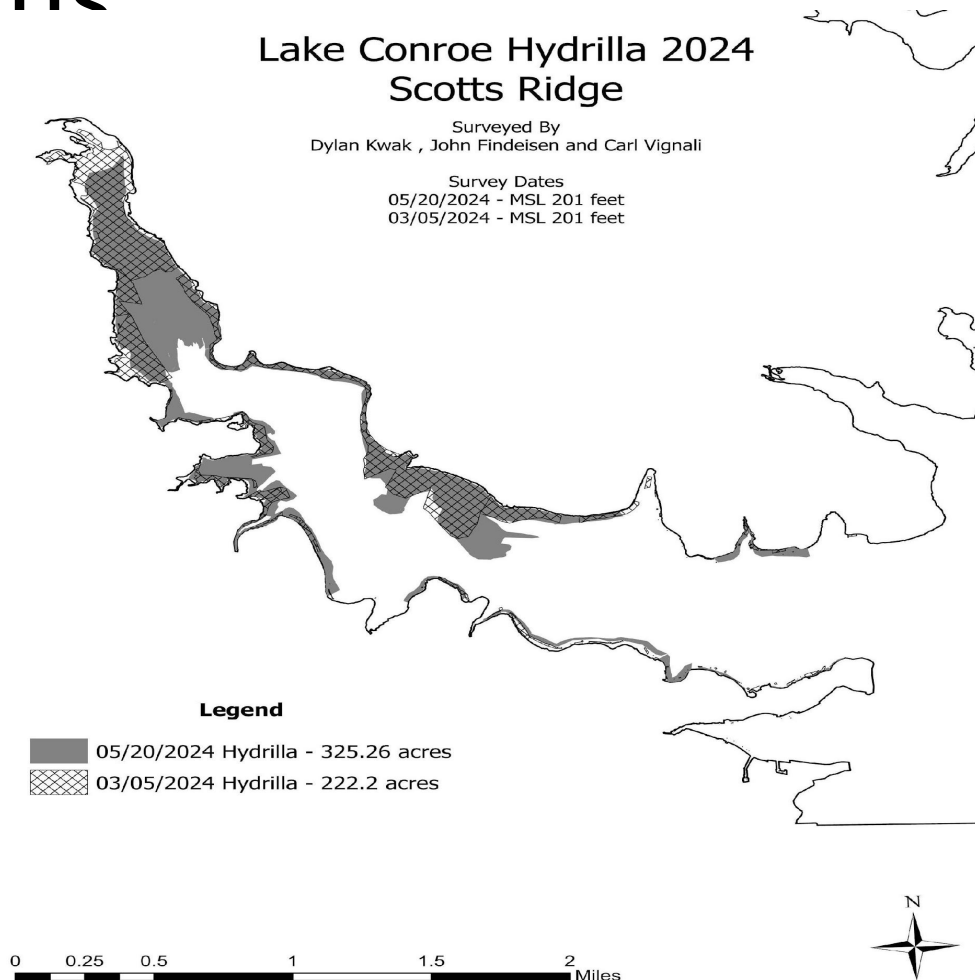
Johnny Kopecky – Board

Mike McDuffie – Board and former Vice President

John McReynolds – Board

Terry Reich - Board

2024 Hydrilla Survey Results / 2025 Plans



- 2024 Spring Survey showed majority of Hydrilla in Scots Ridge part of the lake.
- Recommended a 2025 SJRA spraying program - \$76,000
- LCA made a \$38,000 contribution -50%
- Texas Parks & Wildlife Department TPWD to address all other invasive species
- TPWD recommended restocking of 500 grass carp in Fall 2024 to offset 33% mortality of total grass carp population

Lake Conroe Park Status



Land owned by SJRA and previously operated by Montgomery County – closed in 2024

Proposals were solicited by the SJRA and are in final stages

Goal is open by Memorial Day 2025

The proposals include:

- Swimming beach
- Amphitheater
- Natural areas
- Picnic table and barbeque pits
- Pavilions
- Food trucks

Not included:

- Motorized watercraft
- A public boat ramp
- Pickle ball, ball fields, Ferris wheels
- Any large permanent facilities e.g. no restaurants





Lake Houston Dam Spillway Project



Background and latest update *

- Current Dam built in 1953 consists of a spillway structure with four gates that are designed to release water at 10,000 cubic feet per second.
- After multiple design changes present plan is to install into the embankment 11 new gates with total release capacity of 79,000 cfs
- Project entering Phase 2, which includes the project's final engineering design and construction. This design must then be approved and full funding obtained.
- Approximately **\$155 million** has been secured but additional funds are needed.
- Project completion is now estimated **to be 2029**.

LCA Perspective

- In Feb 2020 an extension of Seasonal Lake Lowering moved from a “temporary purpose ” to an extended period (2-3 years) adequate to complete Lake Houston Spillway Project **in 2024** (CoH Councilman Dan Martin)
- Original project plan delayed due to several failed design reviews, initial poor cost benefit ratio, and no funding. Project estimated to cost **\$50 million**.
- The delays caused the City of Houston and San Jacinto River Authority to seek LCA support of a compromise lowering program for 2022 and 2023.
- The LCA fully supports the Spillway Dam Project and has written letters of support to secure funding.
- There are reasonable doubts the Spillway project will be completed or be completed on time. There are no other major flood mitigation projects underway – how much longer will Lake Conroe be lowered?

* **Source** - Oct. 10 newsletter from District E council member Fred Flickinger, representing Kingwood on Houston City Council.

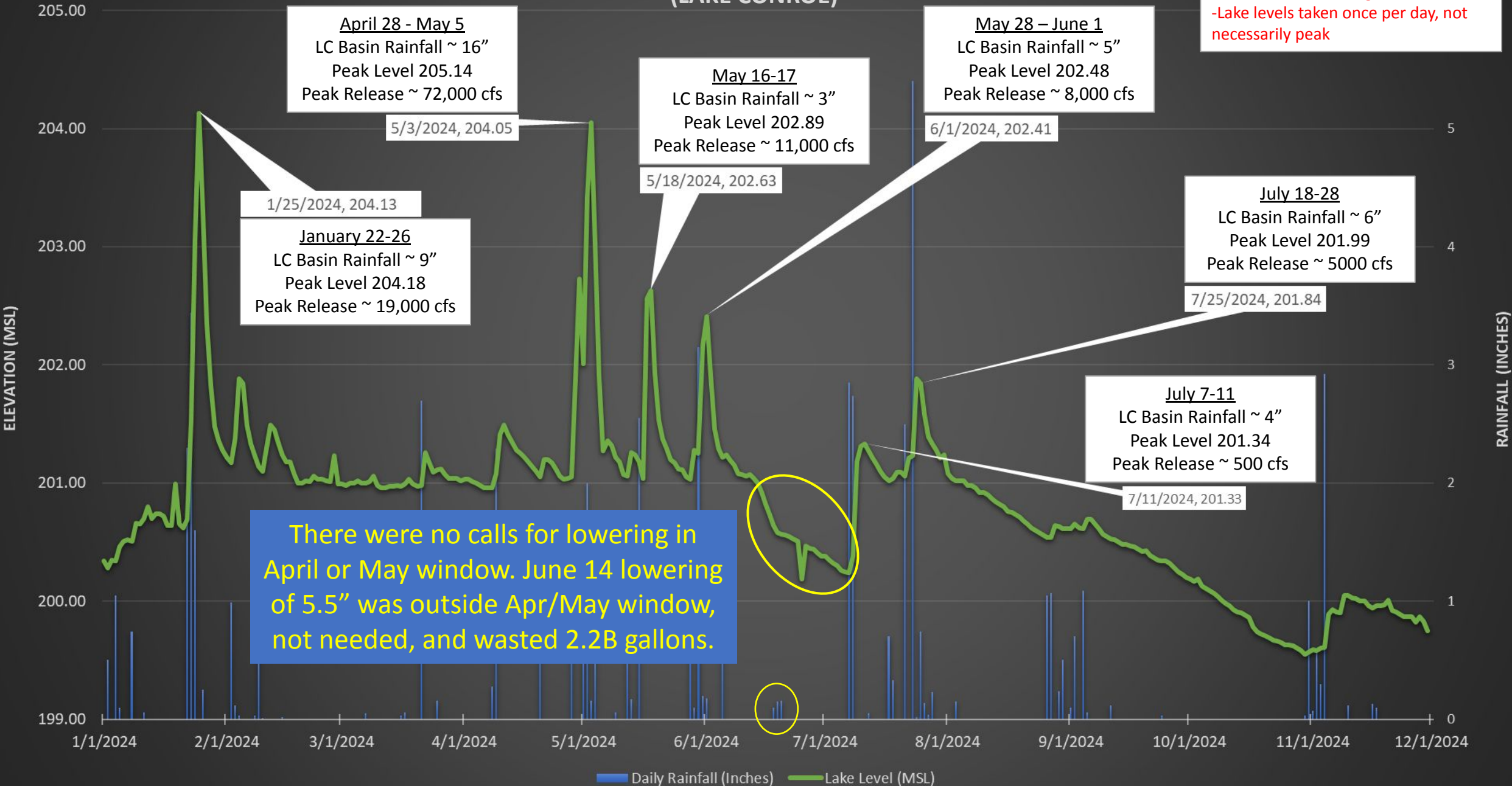
Context and Perspective on past Lake Conroe Lowering and 2024 Active Storm Management (ASM)

- ◆ **ASM** was preceded by two phases (2018-2021) of the Seasonal Lake Lowering Program (SLLP) and two years (2022 and 2023) of the “Compromise SLLP”.
- ◆ **SLLP Phase I**- Fall 2018 – 2019 - a temporary program authorized by the TCEQ to lower Lake Conroe as needed while dredging of the West Fork was underway. Dredging was completed in September 2019.
- ◆ **SLLP Phase II** – City of Houston (CoH) requested of the San Jacinto River Authority (SJRA) an extension of the SLLP using same criteria as Phase I (Spring lowering Apr and May – up to 1 foot and Fall lowering August and September up to 2 feet).
 - Lowering was arbitrary and date driven versus rain event driven. No extension of SLLP has ever been sought or granted by the TCEQ. Basis of CoH request to SJRA was to allow Lake Houston spillway to be finished and operational by 2024.
- ◆ **Compromise SLLP** - In late 2021 due to LCA filing complaints with the TCEQ and lawsuits the CoH and SJRA sought a compromise to allow additional needed time as the Spillway project was significantly delayed.
 - “Compromise SLLP” reduced the potential lowering in **each period by 6”** and would be **rain event driven**. LCA agreed to the SLLP compromise for 2022 and again in 2023. **No releases, no lowering** occurred due to the Compromise SLLP in 2022 and 2023.
- ◆ **Active Storm Management** - In late 2023 CoH and SJRA proposed a 2024 program called Active Storm Management (ASM) – criteria was the same as “2023 Compromise SLLP”.
 - The LCA, given positive experience with no lowering in 2022 and 2023 and recognizing 100% turnover in the CoH key positions agreed to a one-year ASM but requested several critical milestones be accomplished in 2024.
- ✓ **The LCA view is ASM has been a failure and both SJRA and CoH have been nonresponsive or elusive to addressing the failures. No progress on milestones has been made.**

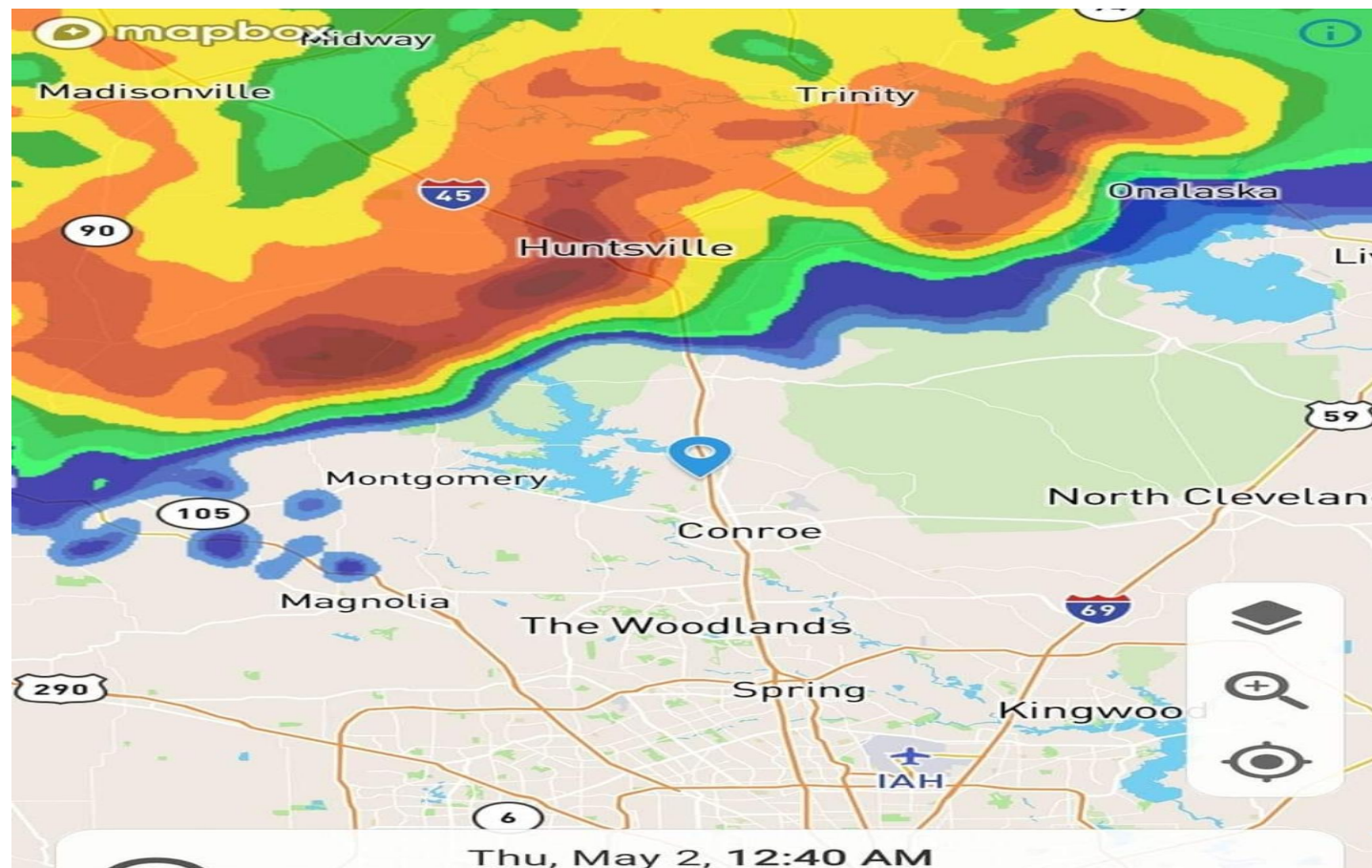
Source SJRA 12/2024

DAILY RAINFALL AND LAKE LEVEL (JANUARY-NOVEMBER 2024) (LAKE CONROE)

-Daily Rainfall (inches/day) taken at LC Dam, not basin average
-Lake levels taken once per day, not necessarily peak

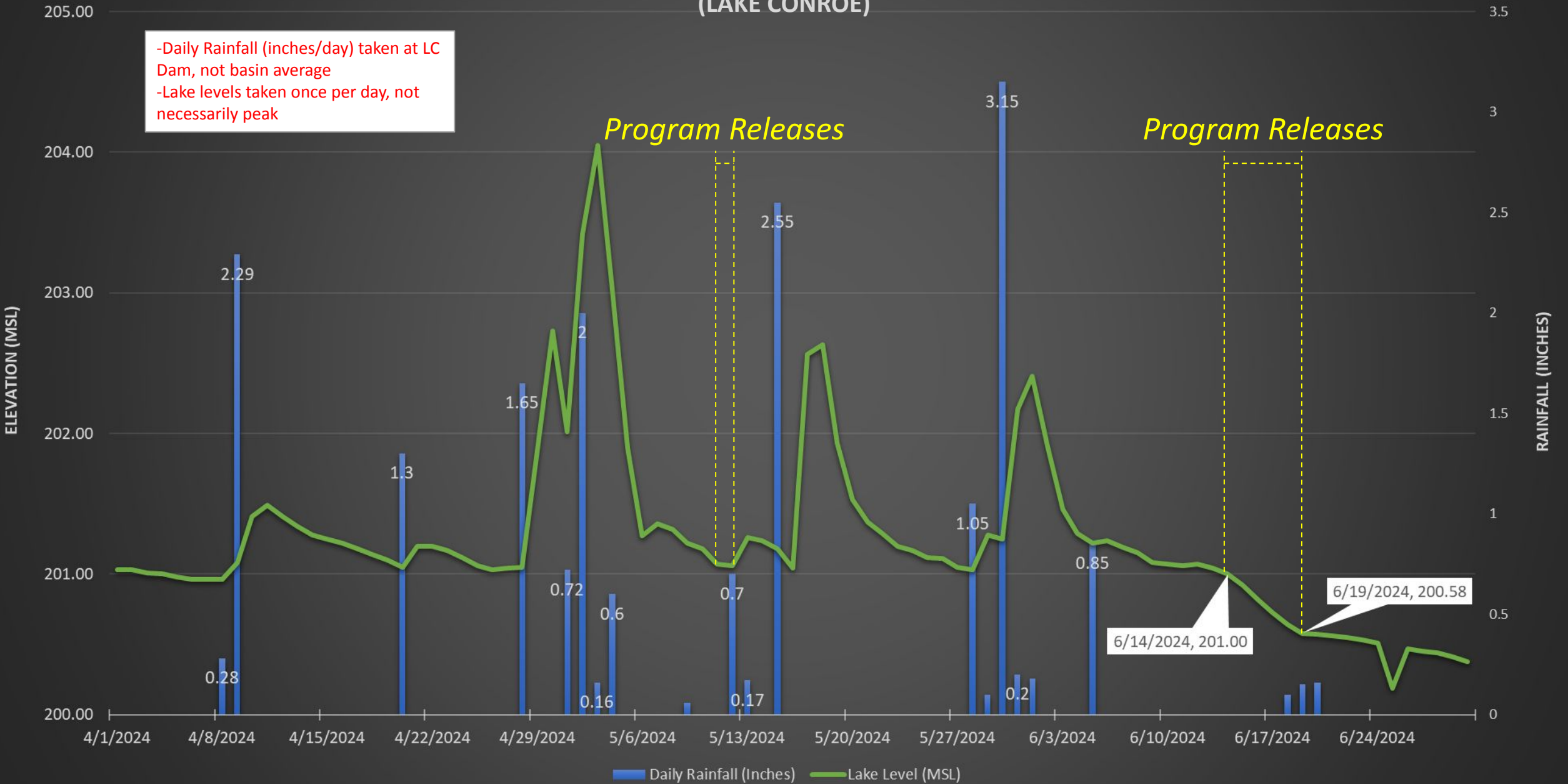


The 2024 April / May Storm – a “surprise”???



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Executive Summary – LCA Position



The LCA view is 2024 ASM has been a failure.

- **Both SJRA and CoH have been elusive to admitting or addressing the shortcomings and failures.**
 - **No progress on TCEQ ASM milestones has been made or meetings with TCEQ held.**
 - **Considering the 2024 ASM failures, we are fully opposed to a year-round ASM.**
 - **We will push for elimination of the Spring lowering window.**
 - **We are waiting for the next SJRA / City of Houston meeting to be scheduled.**
-
- **We have not changed our original position regarding lowering but agreed to the 2022/24 compromises as temporary and practical if not misused.**
 - **Lowering of Lake Conroe for flood mitigation purposes is illegal, ineffective, and a highly inefficient use of Texas water resources.**
 - **Illegal** – the City of Houston (CoH) and San Jacinto River Authority (SJRA) water rights permit allows for annual water use for beneficial purposes which are residential, commercial, industrial, and mining. Flood mitigation is not recognized as a beneficial use by the TCEQ.
 - **Ineffective** – two technical studies conclude that lowering Lake Conroe by 1-3 feet does not produce a “material or wholesale” reduction of flood levels or extent at I-45 or Lake Houston. It made a 1-2 inch reduction out of a 12 foot flood crest. This is only 1% or less of the total crest height.
 - **Inefficient** – lowering releases are 100% wasted and end up in the Gulf. Seasonal Lowering has resulted in extremely low lake levels in the summer and for as much as a year and are comparable to drought years at Lake Conroe.

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2025 LCA Draft Budget

Lake Conroe Association 2025 Budget							
		By Rich			By Geoff 1/15/25		
		2024				2025	
All Accounts	Budget	Actual	Variance		Budget	Notes	
	FYE	FYE	%	Est/Bud	%	FYE	
Accounts							
Checking Account	\$ 15,000	\$ 3,213	21%	\$ (11,787)	-79%	\$ 3,000	Regular transfers to Fidelity for investment
Certificates of Deposit	\$ -	\$ -		\$ -		\$ -	None anticipated
Money Market Funds	\$ 51,132	\$ 110,109	215%	\$ 58,977	115%	\$ 150,000	Estimated average balance
Paypal	\$ -	\$ 2,297		\$ 2,297		\$ 2,500	Acct balance at year-end
Total Accounts	\$ 66,132	\$ 115,619		\$ 49,487	75%		
Revenue							
Donations - Checks, Cash, Services	\$ 55,000	\$ 49,630	90%	\$ (5,370)	-10%	\$ 50,000	
PayPal	\$ 22,000	\$ 17,295	79%	\$ (4,705)	-21%	\$ 17,500	
Money Market Interest	\$ 4,000	\$ 5,404	135%	\$ 1,404	35%	\$ 6,000	Estimate 4% MM interest on \$150K balance
CD Interest	\$ -	\$ -		\$ -		\$ -	
Donations - Large (Direct deposit)	\$ -	\$ 25,000		\$ 25,000	100%	\$ 25,000	2024: Major donor; 2025: Forecast same
Total Revenue	\$ 81,000	\$ 97,329	120%	\$ 16,329	20%	\$ 98,500	
Expenditures							
Fund Raising		\$ 10,447				\$ 10,500	Actual 2024 less legal, COC, POBox, and meeting costs
Stamps	\$ 3,200						
Envelopes	\$ 4,500						
Printing/etc	\$ 850						
Labor	\$ 300						
total	\$ 8,850	\$ 10,447	118%	\$ 1,597	18%	\$ 10,500	
P O Box one year	\$ 332	\$ 342	103%			\$ 350	
Tax Preparation	\$ 450	\$ 450	100%	\$ -	0%	\$ 450	
Directors Insurance	\$ 1,358	\$ 1,358	100%	\$ -	0%	\$ 1,358	
Conroe/Lake Conroe Chamber	\$ 400	\$ 400	100%			\$ 400	
Annual Meeting	\$ 1,300	\$ 250	19%				
Legal Expense SLLP	\$ 2,500	\$ 8,380	335%	\$ 5,880	235%	\$ 15,000	From LCA President
WEB Page	\$ 2,820	\$ 3,228	114%	\$ 408	14%		
Hydrilla Chemical Sharing	\$ 80,000	\$ 38,600	48%	\$ (41,400)	-52%	\$ 40,000	From LCA President
General Meeting Expenses	\$ 500						
POA Meet	\$ 500	\$ 750	150%	\$ 250	50%		
Total Expenditures	\$ 99,010	\$ 64,205		\$ (34,805)		\$ 68,058	
Net Income/Cash Flow {501c3}	\$ (18,010)	\$ 33,124	120%	\$ 51,191	NA	\$ 30,442	No taxes as a 501(c) (3)

LCA Plans and Messages for 2025



Have submitted an LCA proposal for 2025 ASM to the SJRA January 13 – waiting on reply and next meeting date.

Requested that ASM be suspended until August 1 , 2025 and any new program publicly agreed and documented.

Key public meeting dates – SJRA Board Meeting January 23rd and February 27th – LCA will rally residents if needed

LCA prepared to either negotiate an acceptable ASM compromise containing TCEQ authorizations and well-defined lowering criteria or file new complaints with TCEQ , key legislative representatives, and possibly the courts.

Montgomery County and Conroe are facing current and future water shortages – current Lake Conroe water rights should be reviewed and not allowed to be wasted. City of Houston June 2024 lowering request of Lake Conroe equaled 2.2 Billion gallons and lowered the lake 5.5 inches for a minimal rain event.

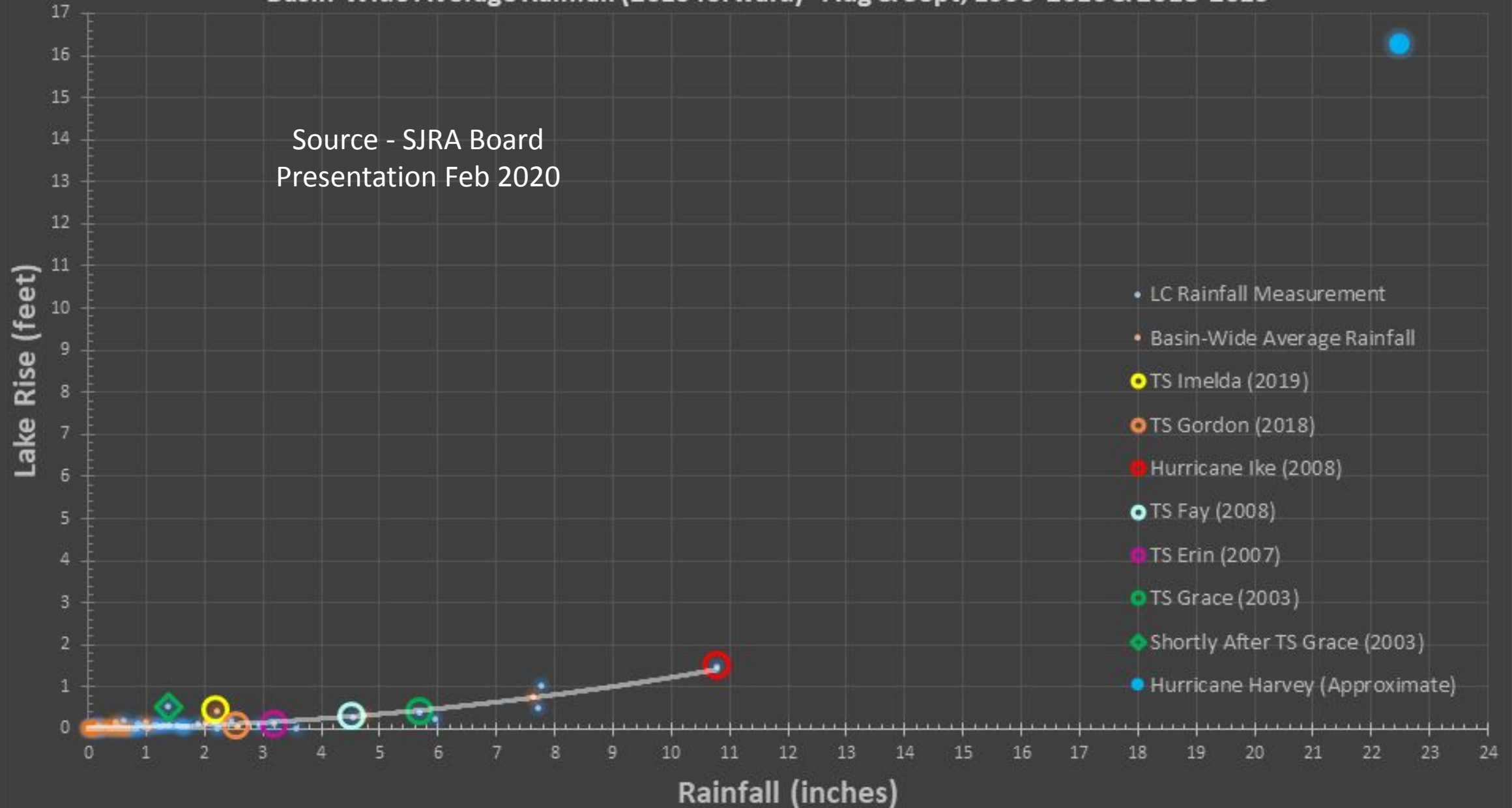
City of Houston (CoH) has a significant surplus of water from multiple sources. Water from Lake Conroe has only been used beneficially by CoH one time (2011/12) since LC construction. Yet CoH holds 2/3 of the water rights.

In the month of June 2024, the volume of unused water that passed over the Lake Houston spillway equaled 128 Billion gallons – came from multiple sources that were almost equal the entire volume Lake Conroe(94%)!

Back up Slides

Lake Rise vs. Rainfall Measured at LC Maintenance (pre-2015) and Basin-Wide Average Rainfall (2015 forward) - Aug & Sept, 1999-2016 & 2018-2019

Source - SJRA Board
Presentation Feb 2020



No engineering study concludes SLLP is effective



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PLANNING • DESIGN • MANAGEMENT

Conclusion:

While there is a positive impact to the water surface elevations of West fork from US-59 to Lake Houston, it is our professional opinion that these reductions, under the given storm characteristics, are still generally not enough to be considered wholesale improvements to the flood hazards along the West Fork.

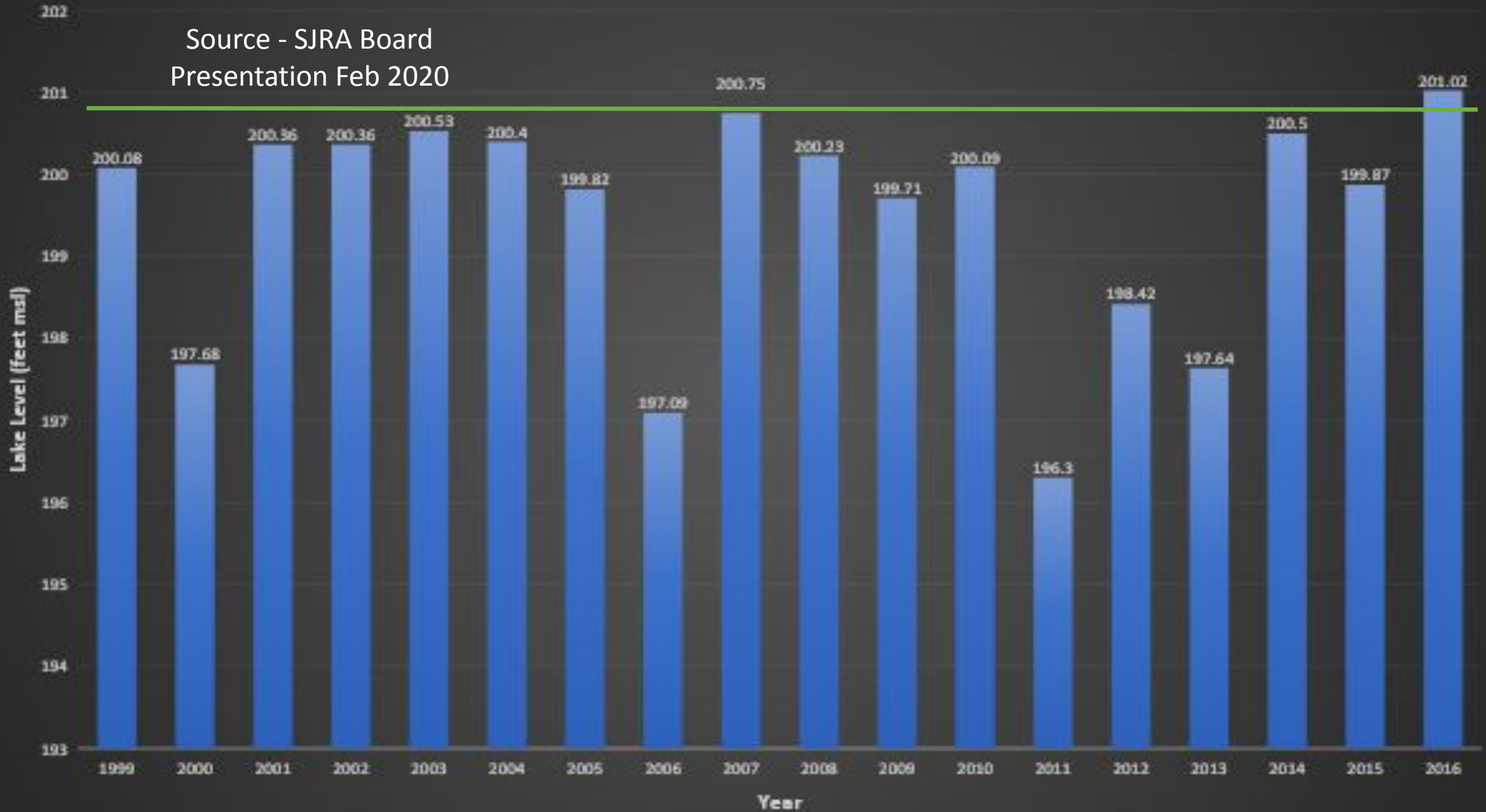
**Note that this study extended all the way down to the Lake Houston area, and concluded a 2-3 inch difference in flood height elevation (which is equal to 1%) as compared to an average flood height of 15-20 feet and that the SLLP therefore has no material impact.*

Impact of the SLLP in 2019-2021

- During 2019-2021 there has been no rainfall event that could have not been handled at normal pool.
- During this time approximately 34.4 billion gallons have been wasted.
- The SJRA and CoH claims this water has no value but continues to raise customer water rates.
- “Seasonal” program releases in 2019 and 2020 caused the lake to be below normal pool, often 1-1.5 feet below normal, **for 600 days**.
- Arbitrary dates caused 6” to be dumped in late May 2020 without any storm threat – lake lost another 3” in evaporation in June.
- Same arbitrary releases in April 2021 dumping 1’ or 7 billion gallons.

August 31st Historical Lake Conroe Lake Levels

Source - SJRA Board
Presentation Feb 2020



How the total water waste was confirmed.



Period ¹	Lake Houston Inflows				Lake Houston Dam Discharge ⁴	
	Inflow from Non-Lake Conroe Tributaries (acre-feet) ²	Lake Conroe Discharge Below Full Pool (acre-feet) ³	Inflow Total (acre-feet)	Ratio of Water from Lake Conroe Compared to Other Tributaries	Lake Houston Discharge Below Full Pool (acre-feet)	Lake Houston Discharge Total (acre-feet)
2018 Fall	70,099	18,746	88,845	0.27	60,296	132,629
2019 Spring	284,737	53,246	337,984	0.19	85,353	624,581
2019 Fall	367,621	18,958	386,579	0.05	181,474	782,144
2020 Spring	113,779	25,053	138,832	0.22	180,549	220,686
Total	836,236	116,004	952,240	0.14	507,672	1,760,041

SLLP History and Lake Conroe Context

- August 2017 Hurricane Harvey
- September 2017 -Governor Abbott – “Fix it!!”
- Governor Abbott reconstitutes the SJRA Board
- The “plea for 3” is launched and pushed by several politicians and SJRA Board members
- The TCEQ issues a “discretion letter” on a temporary basis to allow water to be released without penalty for dredging of the West Fork – 1’ and 2’ reductions
- September 2019 SJRA issues press release – SLLP will be reviewed in Feb 2020 for renewal
- In spite of two technical studies and SJRA’s own staff recommendations SJRA Board endorses the CoH “11th hour” proposal – SLLP for 3 more years
- Lake Conroe was intended as a water supply reservoir not for flood control.
- The dam provides significant flood mitigation as it typically holds back 85-100% of rainfall
- After 50 years of operation and hundreds of significant rainfall events excess dam releases have only contributed to downstream flooding twice – 1994 and 2017.
- SLLP is unprecedented for a water supply reservoir and two separate studies conclude it has no material benefit to mitigate flooding

Hurricane Harvey Reference Slides

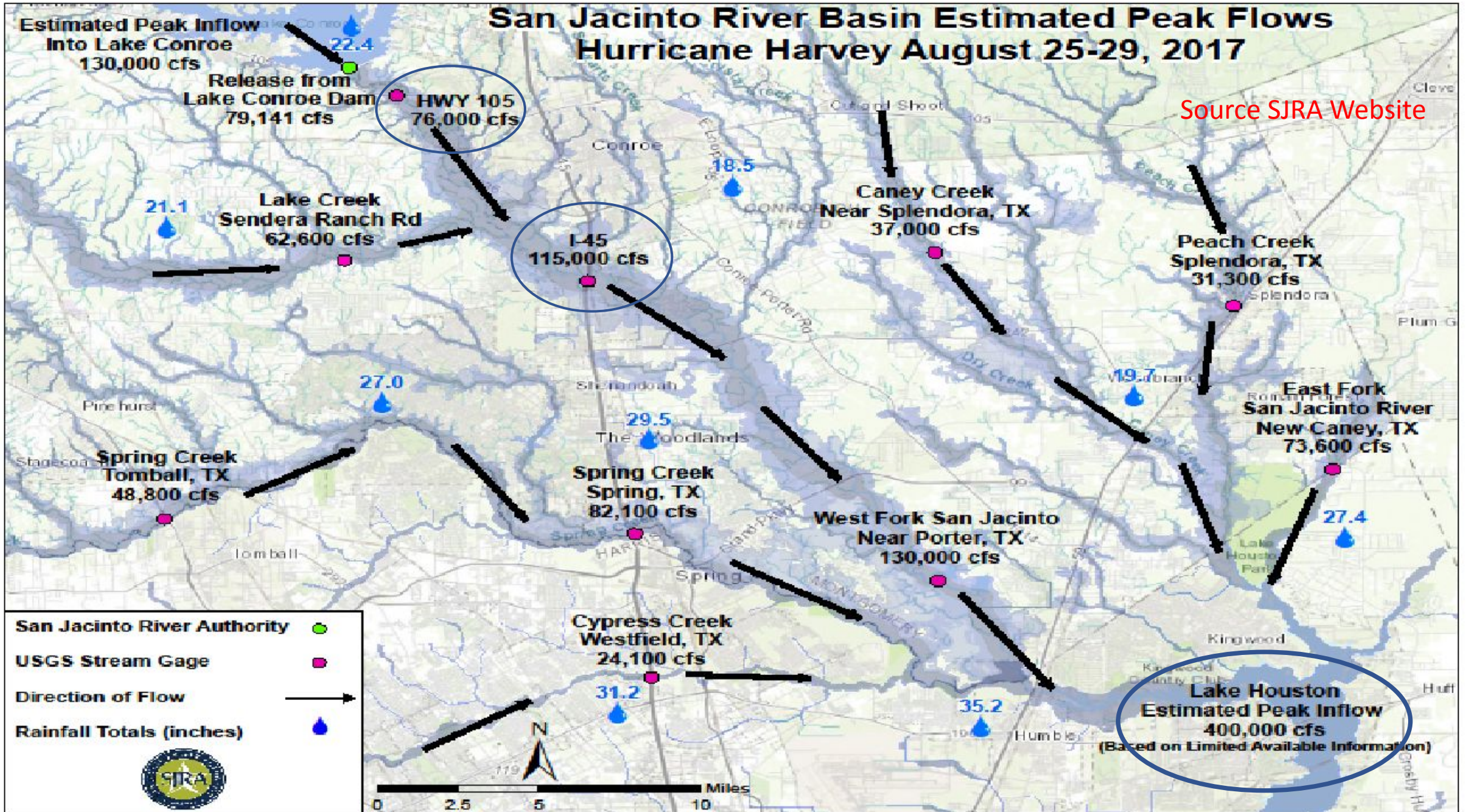
Hurricane Harvey Rainfall in the San Jacinto Watershed

The sources and volumes of water that flowed into the Lake Houston / Kingwood area during Hurricane Harvey are often misquoted. **The documented facts are:**

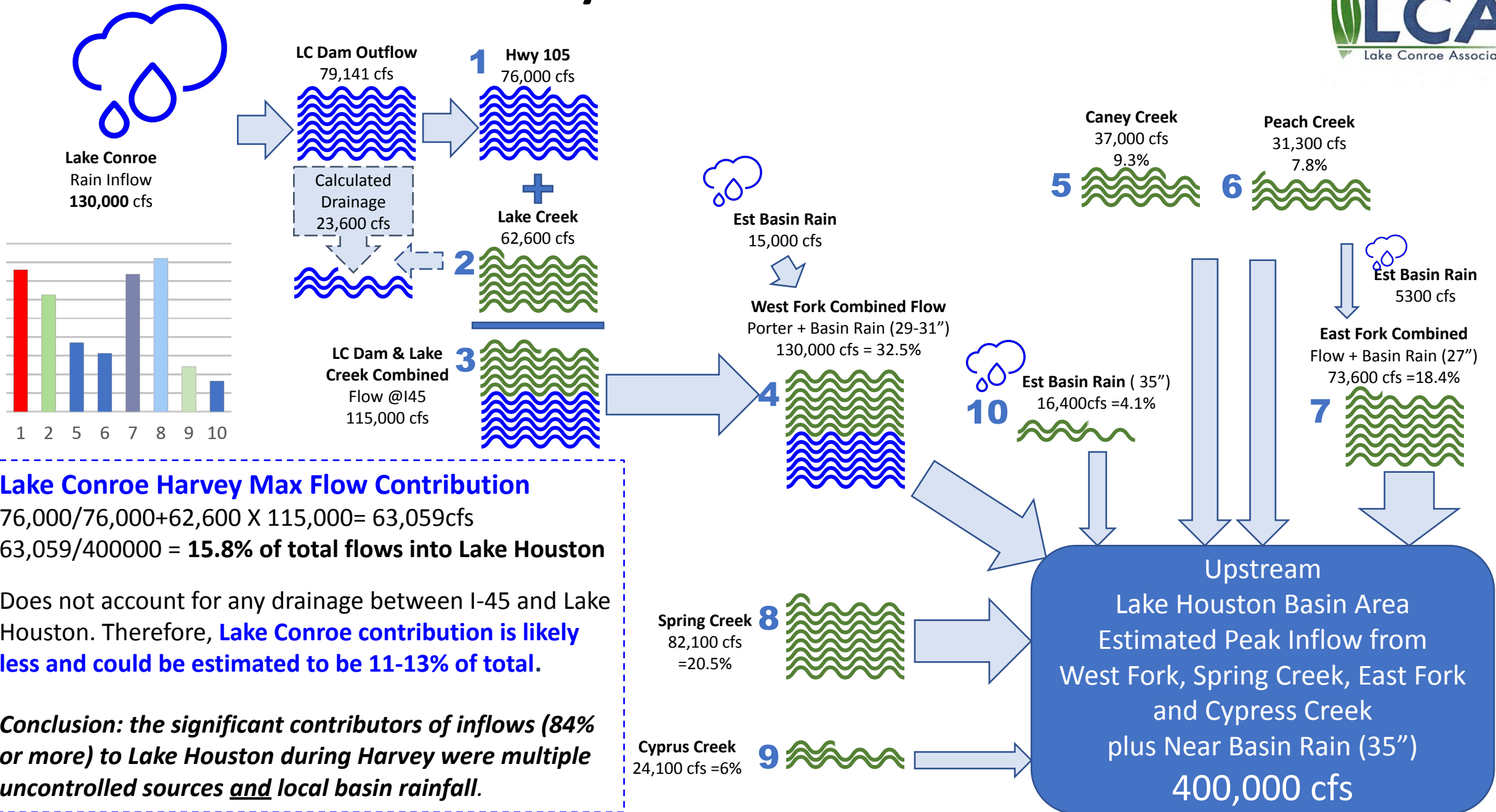
- Hurricane Harvey resulted in unprecedented rainfall and flooding throughout the area. The Lake Conroe dam operated as designed to significantly reduce the amount of water released to the West Fork of the San Jacinto River.
- Of the eight rivers and creeks feeding into the Lake Houston basin, Lake Conroe is the only source that has any type of flow control (the dam).
- While record releases were required to protect the Lake Conroe dam, as designed, the water released was **40% less than the water received in the watershed by the lake**, which significantly reduced waters flowing into the West Fork.
- The other seven uncontrolled flows (several on the West Fork) are not controlled and contributed an estimated **85% of the flood water into the Lake Houston basin**. SJRA, Harris County Flood Control, and other agencies, have determined that **Lake Conroe contributed only 12-16%** of the waters into the Lake Houston basin.
- Other sources of water on the West Fork (primarily Lake Creek, Spring Creek, and Cypress Creek) were **2.4 times greater** than the Lake Conroe Dam releases. So, although the West Fork may have contributed 35-50% of the water into the Kingwood area, Lake Conroe comprised only 1/3 of the West Fork, i.e., only 15% of the water to Kingwood.
- The Lake Conroe dam did not open suddenly after the Hurricane and flood downstream areas as some mistakenly believe. The Lake Conroe dam gates were open and releasing waters throughout Hurricane Harvey, always releasing less than 40% of the incoming water from the watershed.

San Jacinto River Basin Estimated Peak Flows Hurricane Harvey August 25-29, 2017

Source SJRA Website



Hurricane Harvey Peak Inflows Into Lake Houston



Lake Conroe Harvey Max Flow Contribution

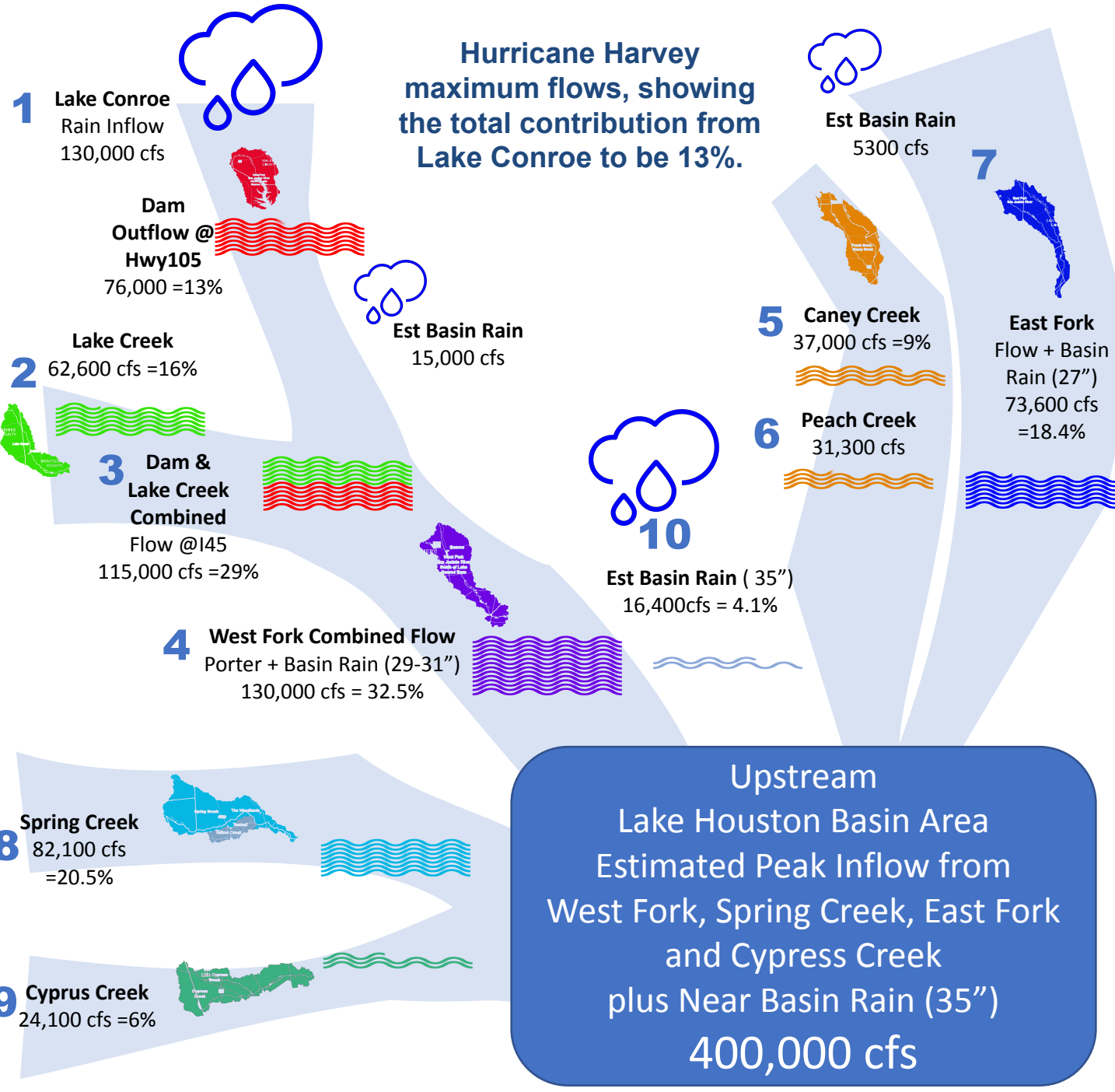
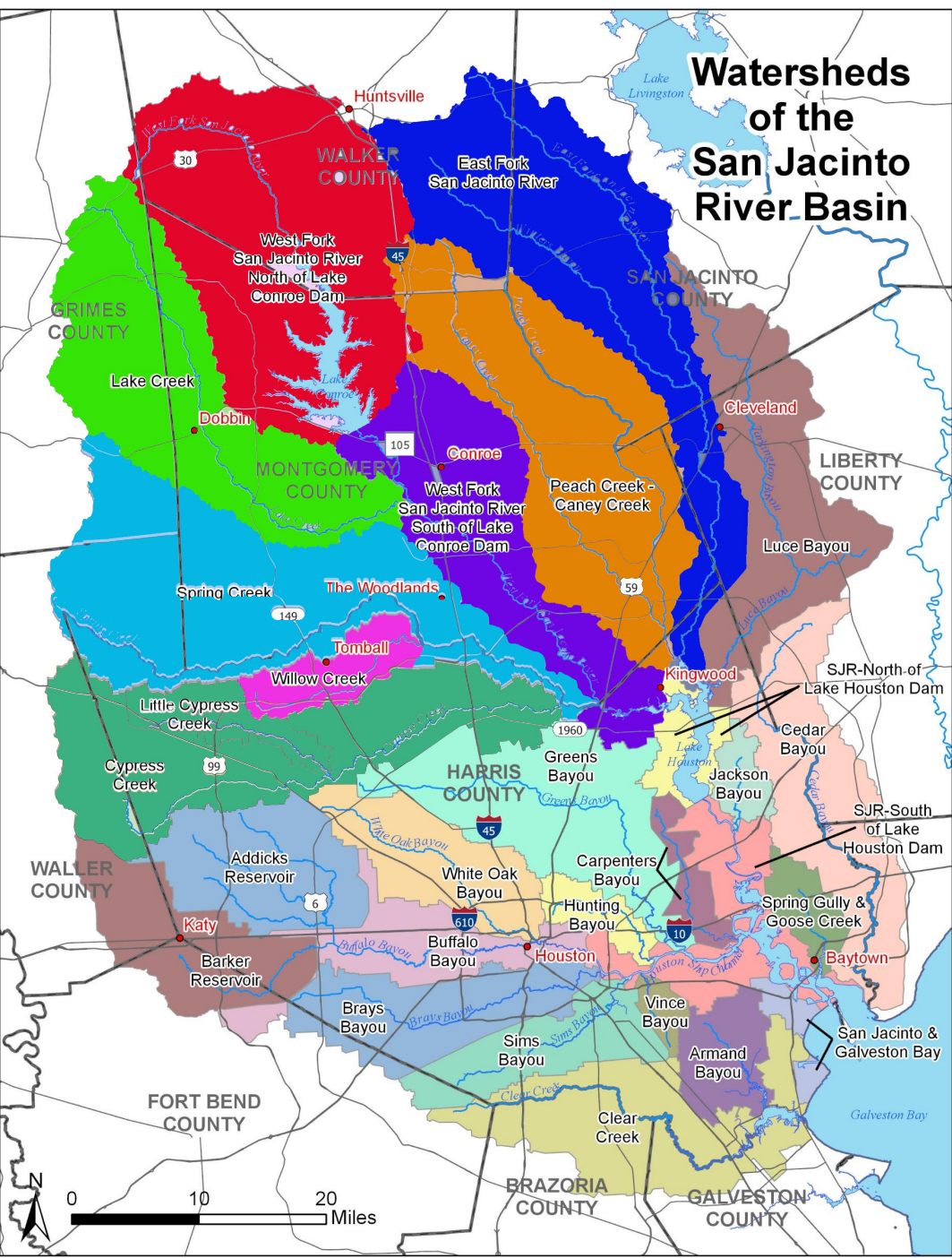
$$76,000 / 76,000 + 62,600 \times 115,000 = 63,059 \text{ cfs}$$

$$63,059 / 400,000 = 15.8\% \text{ of total flows into Lake Houston}$$

Does not account for any drainage between I-45 and Lake Houston. Therefore, **Lake Conroe contribution is likely less and could be estimated to be 11-13% of total.**

Conclusion: the significant contributors of inflows (84% or more) to Lake Houston during Harvey were multiple uncontrolled sources and local basin rainfall.

Watersheds of the San Jacinto River Basin



Hurricane Harvey maximum flows, showing the total contribution from Lake Conroe to be 13%.

Upstream Lake Houston Basin Area Estimated Peak Inflow from West Fork, Spring Creek, East Fork and Cypress Creek plus Near Basin Rain (35") 400,000 cfs