

Jonah Water Special Utility District
Board of Directors Minutes

April 3, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, April 3, 2025, for its monthly meeting. Directors in attendance were Derek Shires, Betty Zimmerhanzel, William “Black” Wehling, Jeff Maurice, Jim Stuewe, Carol Fox, Douglas Gattis, Efrain Lopez, and Pete Correa. Staff members Bill Brown, Scott Pike, Erica Guerrero, Brian Winslet, Adam Konarek, and Ryan Koenig were in attendance. The District’s Attorney, Erin Selvera, and the District’s Engineer, Miles Whitney, were also in attendance. Guest Robert Knoll was in attendance.

Item 1- Pledge of Allegiance – President Derek Shires called the meeting to order at 12:00 p.m.

Item 2- Public Comments – None.

Item 3- Public Comments on Agenda Items – None.

At this time, General Manager Bill Brown took the opportunity to introduce Jared Wallace, Jonah’s new employee, to the Board of Directors.

Item 4- Consent Agenda -

- a) Approval of March 6, 2025, Regular Minutes
- b) Approval of March 2025 Financial Reports
- c) Resolution 04032025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with 401 PVT RD 900 Hutto LLC (Hutto Flex Industrial).
- d) Resolution 04032025-02 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hutto C-Store.
- e) Resolution 04032025-03 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Tex Mix Land, LLC (Hutto Crossing Industrial Park).
- f) Resolution 04032025-04 Authorizing the General Manager to negotiate and enter into a First Amendment to Non-Standard Service Agreement with HWY 130 Mixed Use, LLC (Hwy 130 Mixed Use).
- g) Resolution 04032025-05 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Williamson County WCID No. 2 and Jen Holdco 23, LLC (Halcyon).

After discussion, Doug Gattis moved to approve the consent agenda, which included the March 6, 2025, regular meeting minutes; the March 2025 Financial Reports; Resolution 04032025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with 401 PVT RD 900

Hutto LLC (Hutto Flex Industrial); Resolution 04032025-03 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Tex Mix Land, LLC (Hutto Crossing Industrial Park); Resolution 04032025-04 Authorizing the General Manager to negotiate and enter into a First Amendment to Non-Standard Service Agreement with HWY 130 Mixed Use, LLC (Hwy 130 Mixed Use); and Resolution 04032025-05 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Williamson County WCID No. 2 and Jen Holdco 23, LLC (Halcyon). Pete Correa seconded the motion, which was passed unanimously.

After further discussion, Jeff Maurice moved to approve Resolution 04032025-02 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hutto C-Store with name clarification. Black Wehling seconded the motion, which was passed unanimously.

Regular Agenda

Item 5- Approve and authorize the filing of the updated District Registration Form with TCEQ.

After discussion, Pete Correa moved to authorize filing the updated District Registration Form with TCEQ. Doug Gattis seconded the motion, which was passed unanimously.

Item 6- Discussion regarding Wastewater Non-Standard Service Agreement with Eureka Mills.

After discussion, Efrain Lopez moved to authorize the General Manager to execute a Wastewater Non-Standard Service Agreement with Eureka Mills. Efrain Lopez seconded the motion, which was passed unanimously.

Item 7- Authorize Cayote Consulting LLC to proceed with the design of a well, elevated, well treatment, ground storage, pumping units, and connection piping for Plant No. 5.

After discussion, Black Wehling moved to authorize Cayote Consulting LLC to design a well, elevated, well treatment, ground storage, pumping units, and connection piping for Plant No. 5. Pete Correa seconded the motion, which was passed unanimously.

Item 8- Authorize the General Manager to conduct repairs at Plant No. 10.

After discussion, Jeff Maurice moved to authorize the General Manager to conduct repairs at Plant No. 10, in an amount not to exceed \$70,000. Black Wehling seconded the motion, which was passed unanimously.

Item 9- Authorize the General Manager to obtain a quote from Cothrons for security purposes.

This item was tabled.

Item 10 - Authorize the General Manager to repair or possibly replace a Skid Steer.

After discussion, Carol Fox moved to authorize the General Manager to replace the Skid Steer, in an amount not to exceed \$60,500.00. Pete Correa seconded the motion, which was passed unanimously.

Item 11- Receive monthly report from the District's Engineer regarding the status of the district's construction projects and utility system design and planning issues, and take any necessary action, including the following pending projects:

The District's Engineer, Miles Whitney, provided a written report to the Board for review and discussed key items in his report.

For transportation-driven relocations, Miles stated that the FM3349/Southeast Loop Seg. 3 project is nearing completion, and a final inspection will be scheduled.

Miles stated that the CR 110 North project is under design; he is reviewing the contract and working with Joe Bland to lower the line.

Miles stated that he is establishing a base design for the Chandler Rd. Overpass project, and the county is in discussions about obtaining the right-of-way replacement easements.

Regarding Jonah Projects, Miles stated that he will be performing submittal reviews at the Chandler Road Pump Station, and he is awaiting a timetable for DN Tanks to begin construction on the ground storage tank.

Miles stated that the construction of the Weir Offices continues. He has addressed the Fire Marshal's written concerns, and his response has been submitted to the county.

Finally, Miles stated that he continues to work with RW Harding on the Trinity Water Well (Weir Area) project design, layout, and contracts.

Item 12- Receive monthly report from the District's Attorney regarding contract negotiations, pending litigation, Legislative issues, and TCEQ regulatory issues, including the following ongoing matters:

- a) Permits pending with TCEQ and status of protests.
- b) Litigation Update, Case No. 1:23-cv-534; *Heritage Broadband, LLC v. Jonah Water Special Utility District*; United States District Court, Western District of Texas, Austin Division.
- c) Litigation Update, Cause No. 15-24-00132-CV; *AIRW 2017-7, L.P., 600 Westinghouse Investments, LLC, and 800 Westinghouse Investments, LLC v. City of Georgetown, Texas and Texas Commission on Environmental Quality*; In the Fifteenth Court of Appeals.
- d) Litigation Update, Cause No. 25-0109-C26; *Houston-Taylor Capital Investment, LLC, v. Jonah Water Special Utility District*; In the 26th Judicial District Court of Williamson County, Texas.

The District's Attorney, Erin Selvera, updated the Board regarding contract negotiations, pending litigation, Legislative issues, and TCEQ regulatory issues.

Erin stated that the appeal for the AIRW wastewater permit is due at the Fifteenth Court of Appeals on March 21st.

Erin then stated that she does not have an update on the Houston-Taylor suit.

Finally, Erin stated that the evaluation of additional wastewater permit protests is ongoing.

Item 13 - Receive monthly reports from the General Manager regarding financial matters, service area issues, utility operations, system maintenance, service requests, customer concerns, water supply status, management activities, and personnel.

The General Manager, Bill Brown, updated the Board on financial matters, service area issues, utility operations, system maintenance, service requests, customer concerns, water supply status, management activities, and personnel matters.

Bill stated that he continues to meet with several developers.

Bill stated that regarding the Avery Development, Jonah will write a \$28,000 check for an easement, and per the contract with Avery Development, Jonah will be reimbursed.

Bill also stated that he attended the Regional School in Amarillo.

Bill then stated he is working with Miles on potential locations for a regional wastewater facility.

Finally, Bill said the construction for the Flora Development is rapidly moving, and Jonah must extend the waterline before phase two begins.

There being no further business, President Shires adjourned the meeting at 12:51 p.m.

Respectfully Submitted,



Jeff Maurice, Secretary-Treasurer