

Jonah Water Special Utility District
Board of Directors Minutes

August 7, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, August 7, 2025, for its monthly meeting. Directors in attendance were Derek Shires, Betty Zimmerhanel, William “Black” Wehling, Efrain Lopez, Jeff Maurice, Jim Stuewe, Carol Fox, Douglas Gattis, and Pete Correa. Staff members Bill Brown, Scott Pike, Erica Guerrero, Adam Konarek, Ryan Koenig, Sarah Kitchen, and Remi Alonso were in attendance. The District’s Attorney, John Carlton, and the District’s Engineer, Miles Whitney as well as Jed Whitney, were also in attendance.

Item 1- Pledge of Allegiance – President Derek Shires called the meeting to order at Noon.

Item 2- Public Comments – None.

Item 3- Public Comments on Agenda Items – None.

Item 4- Consent Agenda -

- a) Approval of July 3, 2025, Regular Minutes
- b) Approval of July 2025 Financial Reports
- c) Resolution 08072025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Dawson Crossing CR 330.

After discussion, Pete Correa moved to approve the consent agenda, which included the minutes from the July 3, 2025, regular meeting; the July 2025 Financial Reports; and Resolution 08072025-01, Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Dawson Crossing CR 330. Black Wehling seconded the motion, which was passed unanimously.

Regular Agenda

Item 5- *Supplemental Agenda for Election Items.*

- 1. Consider approval of Order No. 08072025-01 Declaring Election of Unopposed Candidates and Canceling September 13, 2025, Director Election; and
- 2. Any other matters in connection with the District’s September 13, 2025, Director Election.

After the discussion, Jeff Maurice moved to approve Order No. 08072025-01 Declaring Election of Unopposed Candidates and Canceling September 13, 2025, Director Election and any other matters in

connection with the District's September 13, 2025, Director Election. Efrain Lopez seconded the motion, which was passed unanimously.

At this time, President Shires changed the order of the agenda, as follows:

Item 6- Presentation of the 2025 Connection and Rate Study by Jay Joyce.

Item was tabled. No action taken.

Item 7- Approve Bid for Weir Well No. 12.

After the discussion, Jeff Maurice moved to award the contract for the Bid for Weir Well No. 12 to Alsay, Inc. in the amount of \$5,880,000.00 with a 10% contingency. Doug Gattis seconded the motion, which was passed unanimously.

Item 8- Authorize the General Manager to enter a contract with Tyler Technologies Inc. for billing services.

After discussion, Black Wehling moved to authorize the General Manager to enter into a contract with Tyler Technologies Inc. Pete Correa seconded the motion, which was passed unanimously.

Item 9- Authorize the General Manager to enter into a contract with WBW Single Development Group, LLC Series 103 for the water line and boring work.

After discussion, Jeff Maurice moved to authorize the General Manager to enter into a contract with WBW Single Development Group, LLC Series 103, for the water line and boring work. Betty Zimmerhanel seconded the motion, which was passed unanimously.

Item 10- Resolution 08072025-02 Authorizing the General Manager to extend the Non-Standard Service Agreement executed on September 24, 2020, between Jonah Water Special Utility District and JSL North Investments, LLC.

After discussion, Black Wehling moved to approve Resolution 08072025-02, authorizing the General Manager to extend the Non-Standard Service Agreement executed on September 24, 2020, between Jonah Water Special Utility District and JSL North Investments, LLC. Efrain Lopez seconded the motion, which was passed unanimously.

Item 11- General Manager contract for renewal.

This item was tabled at this time and addressed later in the meeting.

Item 12- 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.

Transportation Related Projects:

A. HWY 29 Corridor "C"- Jonah's portions of construction are complete. Final walkthrough occurred; punch list items prepared.

B. FM 3349 / Southeast Loop Seg. 3- Final walkthrough occurred; punch list items prepared.

C. CR118- No new update.

D. CR 132- Discussions occurring regarding potential conflicts.

E. CR 199 (CoH)- No new update.

F. 2023 - SE Loop Phase 2; Utility Relocation- TxDOT Permits submitted, installations should be occurring shortly.

G. CR 110 North- Contractor to perform lowering of the line in the coming weeks. Development to perform other relocations within their development's construction.

H. Chandler Rd. Segment 1- Initial schematics.

I. Chandler Rd. Segment 2- Initial schematics.

J. E. Wilco Hwy Segment 5- Discussing relocation of alignments with Staff and performing utility investigations.

K. E. Wilco Hwy Segment 6- Initial schematics.

L. Chandler Rd. Overpass-Met with Williamson County yesterday to discuss the requests to address conflicting lines.

Jonah Projects:

1. CR 100/CR 118 Utility Improvements (CIP No. 3)- Jonah's crew is continuing to conduct this work.

2. Chandler Rd. Pump Station - Work has begun and efforts are being made to address permitting items that Williamson County now requires.

3. WWTP Designs and Discussions- Design work continues for the Rancho San Gabriel project.

4. Feasibility Studies completed during the prior month- Discussion of recently submitted studies and the impacts on the system.

5. Weir Offices- Work on the shop is completed, and internal work on the office is progressing.

6. Plant No. 8 Improvements (CIP 12-22)- Progress is being made with project planning, and plans have been forwarded to the electrical department for design commencement. Meetings were held with electrical engineers last week to review and discuss the project. Some revisions to layouts are occurring for various additional items.

7. Plant No. 5- Well design continues.

8. Trinity Water Well (Weir Area)- To be presented to the Board for consideration or award.

9. Highway 29, 24" Extension- Permits from TxDOT have been received.

Item 13- Receive monthly reports 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 the status of protests.
- b) 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.
- c) 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.
- d) Litigation Update, Fair Housing Administrative Complaint filed on behalf of Zach Ipour on or about May 16, 2025, with the U.S. Department of Housing and Urban Development.
- e) Litigation Update, PUC Docket No. 58139; *Petition of Hengst Family Trust to Amend Jonah Water Special Utility District's Certificate of Convenience and Necessity in Williamson County by Streamlined Expedited Release*; Before the Public Utility Commission of Texas.
- f) Litigation Update, Case No. 25-1471-C425; *Fiji Laguna Azure, LLC and Fiji Laguna Azure II, LLC v. Jonah Water Special Utility District*; In the 425th Judicial District Court of Williamson County, Texas.
- g) Litigation Update, PUC Docket No. 58369; *Petition of Fiji Laguna Azure, LLC to Amend Jonah Water Special Utility District's Certificate of Convenience and Necessity in Williamson County by Streamlined Expedited Release*; Before the Public Utility Commission of Texas.
- h) Litigation Update, PUC Docket No. 58371; *Petition of Fiji Laguna Azure, LLC to Amend Jonah Water Special Utility District's Certificate of Convenience and Necessity in Williamson County by Streamlined Expedited Release*; Before the Public Utility Commission of Texas.
- i) Service Area Agreement with the City of Hutto for property owned by the Hengst Family Trust.

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

John stated that he would like to discuss his report in executive session. President Derek Shires moved to Item No. 14.

Item 14 - Receive monthly reports from the General Manager regarding financial matters, service area issues, utility operations, system maintenance, service requests, customer issues, 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.

Bill stated that he will be updating the employee handbook.

Bill also stated he has been working on responding to an Open Records Request.

Bill then stated that he met Robert Stephens regarding the WBW development, specifically concerning the 4-inch water line.

Bill stated that he met with a developer regarding the Stromberg tract.

Bill stated that he will be negotiating easements for the Stromberg tract.

Bill then mentioned that he spoke at the Public Drinking Water Conference.

Bill also stated that he met with Ross Cummings regarding right-of-way permits with the City of Georgetown and the City of Round Rock.

Finally, Bill mentioned that he will be adding to next month's agenda approval of five additional hydrants for the Flora project.

At this time, the Board went into Executive Session to receive legal advice, pursuant to Texas Government Code Section 551.071. Executive Session convened at 12:56 p.m. and ended at 1:54 p.m., at which point the regular meeting was reconvened. No action was taken during Executive Session.

At this time, President Shires returned to Item 11- General Manager contract for renewal.

After discussion, Jeff Maurice moved to approve the General Manager contract for renewal, effective 2022. Black Wehling seconded the motion, which was passed unanimously.

Item No. 13.f) and g)-

After discussion, Jeff Maurice moved to authorize the General Manager and District Attorney to enter into an engagement letter with Allensworth's Law Firm in connection with any appropriate

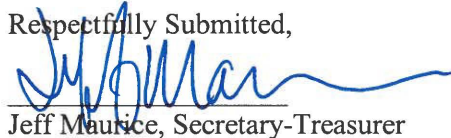
proceedings related to disputing attempts to remove property from the District's CCN. Carol Fox seconded the motion, which was passed unanimously.

Item No. 13.i)-

After discussion, Jeff Maurice moved to authorize the General Manager to enter into a Service Area Agreement with the City of Hutto for property owned by the Hengst Family Trust. Efrain Lopez seconded the motion, which was passed unanimously.

There being no further business, President Derek Shires adjourned the meeting at 2:02 p.m.

Respectfully Submitted,



Jeff Maurice, Secretary-Treasurer