

**Jonah Water Special Utility District
Board of Directors Minutes**

February 6, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, February 6, 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, Remi Alonso, Sarah Kitchen, Adam Konarek, and Ryan Koenig attended. The District’s Attorney, Erin Selvera, and the District’s Engineer, Miles Whitney, were also 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 Jonah’s new employees to the Board of Directors: The construction crew consists of Cole Chapman, Ernest Guerrero, Jr., Phillip Reyes, and Jovan Gallegos; the Meter Reading crew consists of Carlos Vences, Marcus Ramirez, and Moises Veloz; and the GIS crew consists of Maurice Derrett.

Item 4- Consent Agenda -

- a) Approval of January 9, 2025, Regular Minutes
- b) Approval of January 2025 Financial Reports
- c) Resolution 02062025-01 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Antioch Georgetown Church.
- d) Resolution 02062025-02 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with FM 972 Investment LLC (FM 972 Marketplace).
- e) Resolution 02062025-03 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with JMA Entity LLC (AAA Montalvo).
- f) Resolution 02062025-04 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with JMA Entity LLC (AAA Hutto).
- g) Resolution 02062025-05 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Civitas at Hutto, LLC.
- h) Resolution 02062025-06 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Rockride Ventures LLC (Rockride Mixed Use).
- i) Resolution 02062025-07 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hutto CR 105 LLC (Hutto 100).

- j) Resolution 02062025-08 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with R040062, LP (Meadowland-Georgetown)

After discussion, Pete Correa moved to approve the consent agenda, including the January 9, 2025, regular meeting minutes; the January 2025 Financial Reports; Resolution 02062025-01 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Antioch Georgetown Church; Resolution 02062025-02 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with FM 972 Investment LLC (FM 972 Marketplace); Resolution 02062025-03 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with JMA Entity LLC (AAA Montalvo); Resolution 02062025-04 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with JMA Entity LLC (AAA Hutto); Resolution 02062025-05 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Civitas at Hutto, LLC; Resolution 02062025-06 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Rockride Ventures LLC (Rockride Mixed Use); Resolution 02062025-07 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hutto CR 105 LLC (Hutto 100); and Resolution 02062025-08 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with R040062, LP (Meadowland-Georgetown). Doug Gattis seconded the motion, which was passed unanimously.

Regular Agenda

Item 5- Authorize the General Manager to purchase shoring equipment to be utilized for the CIP No.3 project.

After discussion, Betty Zimmerhanzel moved to authorize the General Manager to purchase shoring equipment for the CIP No. 3 project, not to exceed \$27,000. Black Wehling seconded the motion, which was passed unanimously.

Item 6- Authorize Cayote Consulting, LLC to proceed with designing and advertising the Rancho San Gabriel wastewater treatment plant and coordinate with the General Manager as needed.

President Derek Shires recused himself from action on Item 6. Vice President Betty Zimmerhanzel led the discussion.

After discussion, Carol Fox moved to authorize Cayote Consulting, LLC to proceed with designing and advertising the Rancho San Gabriel wastewater treatment plant and coordinate with the General Manager as needed. Pete Correa seconded the motion, which was passed 8-0-1 with Derek Shires abstaining.

Item 7- Authorize Cayote Consulting LLC to design a water well at the Weir offices and coordinate with the General Manager as needed.

After discussion, Black Wehling moved to authorize Cayote Consulting LLC to design a water well at the Weir offices and coordinate with the General Manager as needed. Efrain Lopez seconded the motion, which was passed unanimously.

Item 8- Authorize the General Manager to have C.I.P. 7D designed and advertised for bids.

After discussion, Betty Zimmerhanzel moved to authorize the General Manager to have C.I.P. 7D designed and advertised for bids. Efrain Lopez seconded the motion, which was passed unanimously.

Item 9- 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 their review and discussed certain key items laid out in his report.

Miles stated that the City of Georgetown is widening Rockride Lane by Plant No. 1. Next month, Miles will present the Board with a reimbursement agreement for removing two meters and a fire hydrant.

For 2023-SE Loop Phase 2, Utility Relocation, Miles stated that the Patriot Way project, which was approved at the December meeting, involves lowering the 24" pipe, and plans are progressing.

Concerning Jonah Projects, Miles stated that the Plant No. 8 Improvements (CIP 12-22) project is progressing and he is awaiting geotechnical reports.

Miles stated that septic tanks have been delivered to the Weir Office.

Finally, Miles mentioned that he is still working on land negotiations for Plant No. 5.

Item 10- 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.

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

Regarding the AIRW permit, Erin stated that this case is in front of the Fifteenth Court of Appeals.

Erin then stated that there is a pending matter for the Vale Building Group, and the District will continue to protest the permit until the Non-Standard Service Agreement is signed.

After discussion, Jeff Maurice authorized the General Manager and counsel to withdraw the opposition to the Vale Building Group wastewater permit. Carol Fox seconded the motion, which was passed unanimously.

Item 11- 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 regarding financial matters, service area issues, utility operations, system maintenance, service requests, customer issues, water supply status, management activities, and personnel.

Bill stated that he has already introduced all the new employees.

Bill then stated that he and Scott Pike met with Miles Whitney at the Weir office.

Bill stated that he extended the lease at the Walburg Bank for the temporary Weir office.

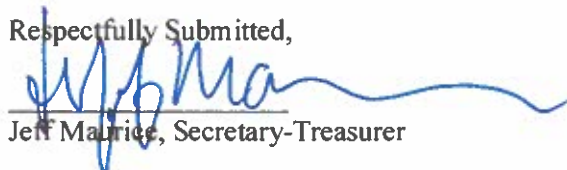
Bill stated that he continues to meet with several developers.

Bill also stated that he met with the Brazos River Authority, General Manager, David Collinworth.

Finally, Erin stated she would like to go into executive session. At this time, the Board went into Executive Session to discuss legal matters related to Texas Government Code Section 551.071. Executive Session convened at 1:04 p.m. and ended at 1:20 p.m., at which point the regular meeting was re-convened. No action was taken during the Executive Session.

There being no further business, President Shires adjourned the meeting at 1:20 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jeff Maurice", is written over a horizontal line.

Jeff Maurice, Secretary-Treasurer