

Jonah Water Special Utility District  
Board of Directors Minutes

July 3, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, July 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, and Pete Correa. Staff members Bill Brown, Scott Pike, Erica Guerrero, Adam Konarek, Ryan Koenig, and Remi Alonso were in attendance. The District’s Attorney, Erin Selvera, was also in attendance. The District’s Engineer, Miles Whitney, and Director Efrain Lopez were absent.

**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 June 5, 2025, Regular Minutes
- b) Approval of June 2025 Financial Reports
- c) Resolution 07032025-01 Authorizing Consent to Assignment Agreement with CR118 Holdings, LLC and Central Texas Refuse, LLC.

After discussion, Pete Correa moved to approve the consent agenda, which included the minutes from the June 5, 2025, regular meeting; the June 2025 Financial Reports; and Resolution 07032025-01, Authorizing Consent to Assignment Agreement with CR118 Holdings, LLC and Central Texas Refuse, LLC. Douglas Gattis seconded the motion, which was passed unanimously.

**Regular Agenda**

**Item 5-** Authorize the General Manager to negotiate and execute a billing agreement with South Fork Ranch Municipal Utility District.

After discussion, Jeff Maurice moved to authorize the General Manager to negotiate and execute a billing agreement with South Fork Ranch Municipal Utility District. Black Wehling seconded the motion, which was passed unanimously.

**Item 6-** Resolution 07032025-02 Authorizing the General Manager to Execute First Amendment to Non-Standard Service Agreement with Hwy 130 Mixed Use LLC (Hwy 130 Mixed Use).

After discussion, Jeff Maurice moved to authorize Resolution 07032025-02 authorizing the General Manager to execute the First Amendment to the Non-Standard Service Agreement with Hwy 130 Mixed Use LLC (Hwy 130 Mixed Use). Betty Zimmerhanzel seconded the motion, which was passed unanimously.

**Item 7-** Authorize the General Manager to conduct repairs at Plant No. 3.

After discussion, Pete Correa moved to authorize the General Manager to conduct repairs at Plant No. 3, for an amount not to exceed \$70,000. Carol Fox seconded the motion, which was passed unanimously.

**Item 8-** Authorize the General Manager to repair the pump and motor at the Walburg Pump Station.

After the discussion, Pete Correa moved to authorize the General Manager to repair the pump and motor at the Walburg Pump Station, for an amount not to exceed \$35,000. Black Wehling seconded the motion, which was passed unanimously.

**Item 9-** Review and award the Bid for parts and supplies for the Highway 29 project.

After the discussion, Jeff Maurice moved to award the Bid for parts and supplies for the Highway 29 project to BenchMark for an amount not to exceed \$540,000.00. Douglas Gattis seconded the motion, which was passed unanimously.

After further discussion, Jeff Maurice moved to amend his previous motion to award the Bid for parts and supplies for the Highway 29 project to BenchMark for an amount not to exceed \$540,000.00, with an additional amount for the project not to exceed \$1,000,000.00. Douglas Gattis seconded the motion, which was passed unanimously.

**Item 10-** 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, was not in attendance, but provided a written report to the Board for review.

**Item 11-** Receive monthly report from the District's Attorney regarding contract negotiations, pending litigation, Legislative issues, and TCEQ regulatory issues, and take any necessary action, including the following ongoing matters:

- a) Permits pending with TCEQ and 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 26<sup>th</sup> 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 425<sup>th</sup> 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 there is no update on the Permits pending with TCEQ and the status of protests.

Erin discussed the Brief that was filed on behalf of the District with the Fifteenth Court of Appeals in association with the appeal for the AIRW wastewater permit, and she is waiting for the City of Georgetown to file its Reply Brief.

Erin advised the board that she would like to discuss the Houston-Taylor lawsuit, Fair Housing Administrative Complaint, the Hengst Family Trust, and the Fiji Laguna lawsuit in executive session.

**Item 12** - 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 attended the Jarrell WWTP tour.

Bill also stated he met with the developer regarding Rancho San Gabriel.

Bill then stated that he met with the developer regarding 130 Mixed Use.

Bill stated that he met with the City of Taylor regarding the service area.

Bill advised that he attended the BRA Annual Water Customer Meeting.

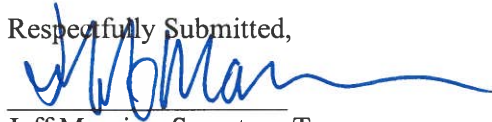
Bill then mentioned that he attended the 2025 TWUA Mid-Year Board Meeting.

Finally, Bill stated that Plant No. 3 is overdue for maintenance. He will add Plant No. 3 to next month's agenda.

At this time, the Board went into Executive Session to receive legal advice, pursuant to Texas Government Code Section 551.071. The Executive Session was convened at 12:29 p.m. and ended at 12:59 p.m., at which point the regular meeting was reconvened. No action was taken during the Executive Session.

There being no further business, President Shires adjourned the meeting at 12:59 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