

Jonah Water Special Utility District
Board of Directors Minutes

June 5, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, June 5, 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, Adam Konarek, Remi Alonso, Gabriel Arriaga, and Sarah Kitchen 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 May 1, 2025, Regular Minutes
- b) Approval of May 2025 Financial Reports

After the discussion, Betty Zimmerhanzel moved to approve the consent agenda, which included May 1, 2025, regular meeting minutes and the May 2025 Financial Reports. Pete Correa seconded the motion, which was passed unanimously.

Regular Agenda

Item 5- Authorize the General Manager to execute a Service Area Agreement with the City of Taylor regarding service to the property owned by Samsung.

After the discussion, Pete Correa moved to authorize the General Manager to execute a Service Area Agreement with the City of Taylor regarding service to the property owned by Samsung. Betty Zimmerhanzel seconded the motion, which was passed unanimously.

President Derek Shires changed the order of the agenda as follows:

Item 7- Authorize the General Manager to open a Bond Reserve Fund account with Vera Bank.

After the discussion, Black Wehling moved to authorize the General Manager to open a Bond Reserve Fund account with Vera Bank. Doug Gattis seconded the motion, which was passed unanimously.

Item 8- Authorize the General Manager to advertise a sealed bid for the Highway 29 project.

After the discussion, Pete Correa moved to authorize the General Manager to advertise a sealed bid for the Highway 29 project. Black Wehling seconded the motion, which was passed unanimously.

Item 9- Authorize the General Manager to renew employee health insurance.

After the discussion, Pete Correa moved to authorize the General Manager to renew employee health insurance. Carol Fox 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, provided a written report to the Board for review and discussed key items in his report.

For Transportation-Driven Relocations, 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 then stated that, for E. Wilco Hwy Segment 5, he met with the county regarding relocation options.

Miles stated for the Chandler Rd. Overpass project, he has met with the county and presented three options for the ultimate design.

Regarding Jonah Projects, Miles stated that for the Chandler Road Pump Station, DN Tanks informed the contractor that they will not be on site until November. The contractor is moving forward with silt fencing, foundation, and site piping.

Miles stated that, with respect to WWTP Designs and Discussions, design work continues on the Rancho San Gabriel project.

Miles stated that the construction of the Weir Offices continues. The shop is 98% complete, and internal work in the office is progressing.

Finally, Miles stated that he held the Trinity Water Well (Weir Area) pre-bid on Monday, June 2nd, and the bids are scheduled to be opened on Tuesday, June 24th.

Item 11- 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, 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) 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.

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

John stated that legislative work is finally complete. John then stated that the bill addressing the question on the CCN expedited release did not pass.

John 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 he is waiting for the City of Georgetown to file its Reply Brief.

John advised that he would like to discuss the Houston-Taylor lawsuit and the Hengst Family Trust's Petition to Amend the District's CCN in executive session.

Finally, John stated that Jennifer Schein has resigned from The Carlton Law Firm; a new associate, Monica Saldaña, has filled the position.

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 matters.

Bill said he attended the Regional School in Abilene, Arlington, and Killeen.

Bill also stated he met with Tracy Spellings regarding health insurance.

Bill then stated that he met with the City of Taylor.

Bill then advised that Doug Gattis, Black Wehling, and Jeff Maurice are up for re-election, and Erica will contact the candidates regarding their applications.

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 on Item 6 and Item 11 pursuant to Texas Government Code Section 551.071. The Executive Session was convened at 12:33 p.m. and ended at 1:09 p.m., at which point the regular meeting was reconvened. No action was taken during the Executive Session.

Item 6- Authorize the General Manager to negotiate purchase of property on FM 1331 and execute associated documents.

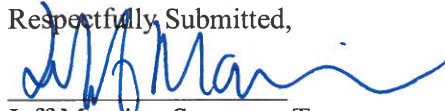
After the discussion, Black Wehling moved to negotiate the purchase of property on FM 1331 and execute the associated documents. Carol Fox seconded the motion, which was passed 8-0-1, with Betty Zimmerhanzel abstaining.

The Board then returned to Item 11(e):

After further discussion, Jeff Maurice moved to authorize the District Attorney and the General Manager to negotiate and execute a 13.248 agreement with the City of Hutto for the property owned by the Hengst Family Trust. Black Wehling seconded the motion, which was passed unanimously.

There being no further business, President Shires adjourned the meeting at 1:11 p.m.

Respectfully Submitted,



Jeff Maurice, Secretary-Treasurer