

Jonah Water Special Utility District
Board of Directors Minutes

March 6, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, March 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, Brian Winslet, Maria Davila, Adam Konarek, and Ryan Koenig 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 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 Customer Service Representative Marie Joyce, Jonah’s new employee, to the Board of Directors.

Item 4- Consent Agenda -

- a) Approval of February 6, 2025, Regular Minutes
- b) Approval of February 2025 Financial Reports
- c) Resolution 03062025-01 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Pinehurst Builders LLC (Emerald Meadows).

After discussion, Betty Zimmerhanzel moved to approve the consent agenda, which included the February 6, 2025, regular meeting minutes; the February 2025 Financial Reports; and Resolution 03062025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Pinehurst Builders LLC (Emerald Meadows). Doug Gattis seconded the motion, which was passed unanimously.

Regular Agenda

Item 5- Authorize the General Manager to contract for repairing the ground storage tank pump and motor at Circleville Pump Station.

After discussion, Pete Correa moved to authorize the General Manager to contract for repairing the ground storage tank pump and motor at Circleville Pump Station, not to exceed \$25,000. Doug Gattis seconded the motion, which was passed unanimously.

Item 6- Authorize the General Manager to contract for repairing the booster pump motor at Plant No. 12.

After discussion, Betty Zimmerhanzel moved to authorize the General Manager to contract for repairing the booster pump motor at Plant No. 12, not to exceed \$15,500. Efrain Lopez seconded the motion, which was passed unanimously.

Item 7- Authorize the General Manager to enter into a service agreement with Holt Cat.

After discussion, Black Wehling moved to authorize the General Manager to enter into a service agreement with Holt Cat, not to exceed \$16,000. Jim Stuewe seconded the motion, which was passed unanimously.

Item 8- Authorize Road Bore for FM 3349/SE Inner Loop.

After discussion, Pete Correa moved to authorize Road Bore for FM 3349/SE Inner Loop, not to exceed \$15,000. Betty Zimmerhanzel seconded the motion, which was passed unanimously.

Item 9- Authorize the General Manager to contract for conducting material testing for Chandler Rd. Pump Station project.

After discussion, Efrain Lopez moved to authorize the General Manager to contract for conducting material testing for Chandler Rd. Pump Station project, not to exceed \$42,825.00. Black Wehling seconded the motion, which was passed unanimously.

Item 10 - Authorize the General Manager to contract with Customer Trench Inc. to perform trench work for the CIP 3 project.

After discussion, Jeff Maurice moved to authorize the General Manager to contract with Customer Trench Inc. to perform trench work for the CIP 3 project, not to exceed \$38,000.00. Black Wehling seconded the motion, which was passed unanimously.

Item 11- Authorize the General Manager to relocate two meters on the Lawhon property at Patriot Way, not to exceed \$22,000.00.

After discussion, Jeff Maurice moved to authorize the General Manager to relocate two meters on the Lawhon property at Patriot Way, not to exceed \$22,000.00. Pete Correa seconded the motion, which was passed unanimously.

Item 12- Approve a Resolution Authorizing an increase in the amount the General Manager may expend without prior Board approval.

After discussion, Pete Correa moved to approve Resolution 03062025-02, authorizing the General Manager to expend up to \$ 25,000.00 without prior Board approval. Jim Stuewe seconded the motion, which was passed unanimously.

Item 13- 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 CR 110 North is under design and the plans have been submitted to the County for review.

For Chandler Rd. Overpass, Miles stated that he is establishing a base design. The County has funded an Overpass project.

Concerning Jonah Projects, Miles stated that at the Chandler Road Pump Station, he will be performing submittal reviews and should see movement shortly.

Miles stated regarding the WWTP Design and Discussion that he is preparing layouts and has submitted a proposal for the geotechnical bores.

Regarding the Weir Offices, Miles stated construction continues. Miles then said he and Bill have a meeting with the Fire Marshal tomorrow regarding construction. Miles also said that he received a quote from Cothrons for alarm, key fobs, and surveillance.

Miles stated that for Plant No. 5, geotechnical bores have been performed and are waiting on reports.

With regard to the Trinity Water Well (Weir Area), Miles stated he has met with RW Harding regarding the design and layout of the project.

Finally, Miles introduced a new addition to his office, Jed Whitney.

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.
- 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, John Carlton, updated the Board regarding contract negotiations, pending litigation, Legislative issues, and TCEQ regulatory issues.

John stated that he is meeting with the Texas Rural Water Association to discuss legislation filings that would expand the streamlined expedited release process, allowing customers to be removed from CCNs.

John then stated that the rate consultant is working with Scott to complete the rate study. John also noted that the rates will increase and be in the next budget.

Finally, John stated that he would like to discuss further matters in executive session.

Item 11 - 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 matters.

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 met with the General Manager from Jarrell Schwertner regarding CCN boundaries.

Bill then stated that he met with Ross Cummings regarding obtaining permission from the City of Georgetown and the City of Round Rock to install a waterline in the right-of-way. Bill then stated that Mr. Cummings is requesting assistance.

Bill stated that he continues to meet with several developers.

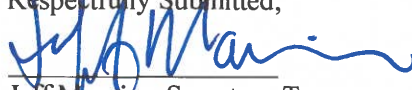
Bill also stated that he is going to Amarillo for Regional School.

Finally, John stated he 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. The

Executive Session was convened at 12:57 p.m. and ended at 1:43 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 1:43 p.m.

Respectfully Submitted,



Jeff Maurice, Secretary-Treasurer