

Jonah Water Special Utility District  
Board of Directors Minutes

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May 1, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, May 1, 2025, for its monthly meeting. Directors in attendance were Derek Shires, Betty Zimmerhanel, 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, Maria Davila, and Ryan Koenig were in attendance. The District’s Attorney, Erin Selvera, and the District’s Engineer, Miles Whitney, were also in attendance. Guest Donald Allman was 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 April 3, 2025, Regular Minutes
- b) Approval of April 2025 Financial Reports

After the discussion, Black Wehling moved to approve the consent agenda, which included the April 3, 2025, regular meeting minutes and the April 2025 Financial Reports. Pete Correa seconded the motion, which was passed unanimously.

**Regular Agenda**

**Item 5-** Presentation of the 2024 Audit by Donald L. Allman, CPA, P.C.

After the discussion, Jeff Maurice moved to adopt Donald L. Allman, CPA, P.C.’s presentation of the 2024 audit. Doug Gattis seconded the motion, which was passed unanimously.

**Item 6- *See Supplemental Agenda for election items.***

1. Consider adopting Order No. 05012025-01 Calling Director Election for September 13, 2025.
2. Consider Resolution No. 05012025-01 Authorizing Secretary’s Appointment of Agent to Perform Duties During Election Period and Designating Location for Filing Application for a Place on the Ballot in District Director Elections.

3. Consider authorizing the District's attorney to give Notice of Director Election for September 13, 2025; and
4. Any other matters in connection with the District's September 13, 2025, Director Election.

After discussion, Pete Correa moved to adopt Order No. 05012025-01 Calling Director Election for September 13, 2025. Black Wehling seconded the motion, which was passed unanimously.

Jeff Maurice then moved to adopt Resolution No. 05012025-01 Authorizing Secretary's Appointment of Agent to Perform Duties During Election Period and Designating Location for Filing Application for a Place on the Ballot in District Director Elections. Black Wehling seconded the motion, which was passed unanimously.

Jeff Maurice also moved to appoint the District's attorney to give Notice of the Director Election for September 13, 2025, and any other matters in connection with the District's September 13, 2025, Director Election. Black Wehling seconded the motion, which was passed unanimously.

**Item 7-** Authorize the General Manager to conduct a leak detection study and address necessary repairs.

After the discussion, Pete Correa moved to authorize the General Manager to conduct a leak detection study and address necessary repairs. Efrain Lopez seconded the motion, which was passed unanimously.

**Item 8-** Authorize the release of approximately 67 acres from the District's Certificate of Convenience and Necessity.

After the discussion, Black Wehling moved to authorize the General Manager to release approximately 60-80 acres from the District's Certificate of Convenience and Necessity. Efrain Lopez seconded the motion, which was passed unanimously.

**Item 9-** Authorize the General Manager to extend the water main to the Southern end of the Flora development for future use.

After the discussion, Pete Correa moved to authorize the General Manager to extend the water main to the southern end of the Flora development for future use, with a cost not exceeding \$232,100. Doug Gattis seconded the motion, which passed unanimously.

**Item 10 -** Authorize the General Manager to oversize waterlines through the Scofield Farms project.

After the discussion, Betty Zimmerhanzel moved to authorize the General Manager to oversize waterlines through the Scofield Farms project. Pete Correa seconded the motion, which was passed unanimously.

**Item 11-** 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 FM3349/Southeast Loop Seg. 3 project is nearing completion, a final walkthrough occurred, and a punch list has been prepared.

Miles then stated that for CR 132, he met with the City of Hutto to discuss possible relocations.

Regarding 2023-SE Loop Phase 2, Utility Relocation, Miles stated that he is working on a change order with the county and the city of Hutto.

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 FM 1331 Pump Station and Elev. No. 3 Pump Station is coming to completion and will be removed from the list.

Miles is working on submittals and the driveway permit for the Chandler Road Pump Station.

Miles stated that the construction of the Weir Offices continues. He has addressed Fire Marshal's written concerns and has received permits. Additional items, such as a fire line sign and a repeater fire panel, will be added to the project.

Finally, Miles stated that the Trinity Water Well (Weir Area) plans have been submitted to TCEQ and that bids will be advertised, possibly in mid-May.

**Item 12-** 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 26<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 that the deadline to file the Brief associated with the appeal for the AIRW wastewater permit, due at the Fifteenth Court of Appeals, has been extended.

Finally, Erin stated that on the Houston-Taylor suit, she is working with the counsel on the Non-Standard Service Agreement for the Fiji project, with hopes of a possible dismissal of the suit.

**Item 13 -** 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 stated that he and Ryan Koenig met with TCEQ and took a training tour of the Jonah plant sites.

Bill stated he has been working in the field with Adam.

Bill also stated that he attended the Regional School in Beaumont.

Finally, Bill asked the Board if they had any suggestions on lunch items.

**Item 14- Annual Review of the General Manager**

At this time, the Board went into Executive Session to discuss legal matters related to Texas Government Code Section 551.071 and the Annual Review of the General Manager. The Executive Session was convened at 12:59 p.m. and ended at 2:17 p.m., when the regular meeting was reconvened. No action was taken during the Executive Session.

After the discussion, Jeff Maurice moved to adopt a positive review for the General Manager and extend Bill Brown's contract with a salary increase to \$220,000 and a \$20,000 net bonus for the completion of a task, noting that Bill Brown will need to provide a report to the President addressing the completion of the CIP projects. Pete Correa seconded the motion, which passed unanimously.

There being no further business, President Shires adjourned the meeting at 2:19 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