

Jonah Water Special Utility District
4050 FM 1660 Hutto, TX 78634
Phone 512/759-1286 Fax 512/759-2983

NOTICE OF REGULAR MEETING

Notice is hereby given that the Jonah Water Special Utility District Board of Directors will meet on Wednesday, November 12, 2025, at noon in the office at 4050 FM 1660, Hutto, TX, for a regular monthly meeting.

AGENDA

1. 12:00 PM Call to Order • Pledge of Allegiance
2. **Public Comments-Public Forum Policy of Jonah Water Special Utility District -The Board reserves the right to limit the number of individuals addressing the Board on any one topic or item. Groups must select one spokesperson to present their views to the Board. Each speaker will be allowed three minutes. At the end of the 3 minutes, the Board President will raise a point of order. The Board may then allow an additional 2-minute period if deemed necessary.**
3. **Public Comments on Agenda Items—Members of the public may comment on any agenda item listed below. Individual public members may speak for up to three minutes per agenda item on which they comment and for a collective total of not more than 30 minutes per agenda item. Members of the public will speak on an agenda item after the item is called by the presiding officer, but before the Board considers it.**

The Board of Directors will consider and act on the following items:

4. **Consent Agenda**
 - a) October 2, 2025 Minutes
 - b) October 15, 2025 Special Minutes
 - c) October 2025 Financial Reports
 - d) Resolution 11122025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Wall to Wall Development, LLC (Wall to Wall Development).
 - e) Resolution 11122025-02 Authorizing the General Manager to negotiate and enter into a First Amendment to Non-Standard Service Agreement with Verona Finance, LLC (Verona Townhomes).
 - f) Resolution 11122025-03 Authorizing the General Manager to negotiate and enter into Consent to Assignment Agreement with Savannah Prominent Scofield Development, LLC and SFE 64 GT, LLC.
 - g) Resolution 11122025-04 Authorizing the General Manager to negotiate and enter into a First Amendment to Non-Standard Service Agreement with GRBK Edgewood LLC and Meritage Homes of Texas, LLC (Lidell Walker Subdivision).
 - h) Resolution 11122025-05 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Pulte Homes of Texas, L.P. (Bell Sharkey Tract).
 - i) Resolution 11122025-06 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with QT South, LLC (QT Bubble Bath #61756).
 - j) Resolution 11122025-07 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Team KAM Enterprises, Ltd. (MRW Georgetown Front).
 - k) Resolution 11122025-08 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Choice Hotels International Services Corp. (Everhome Suites Hutto).
 - l) Resolution 11122025-09 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Limmer Holdings LLC (Limmer Square).

5. Engagement agreement with Jackson Walker for easement acquisition services related to Halcyon project.
6. Engaging an appraiser for easement acquisition services related to Halcyon project.
7. Payment agreement for costs incurred in association with acquisition of easements related to Halcyon project.
8. Rancho San Gabriel project and “pump and haul” agreement for wastewater.
9. Monthly reports from the District’s Engineer regarding the status of the district’s construction projects and utility system design and planning issues, including the following pending projects:

Transportation-Driven Relocations

- A. Hwy 29 Corridor “C”
- B. FM 3349/Southeast Loop Seg. 3
- C. CR 118
- D. CR 132
- E. CR 199 (COH)
- F. 2023- SE Loop Phase 2; Utility Relocation
- G. CR 110 North
- H. Chandler Rd. Segment 1
- I. Chandler Rd. Segment 2
- J. E. Wilco Hwy Segment 5
- K. E. Wilco Hwy Segment 6
- L. Chandler Rd. Overpass

Jonah Projects

1. CR 100/CR 118 Utility Improvements (CIP No.3)
 2. Chandler Road Pump Station
 3. WWTP Designs and Discussions
 4. Feasibility Studies completed during the prior month
 5. Weir Offices
 6. Plant No. 8 Improvements (CIP 12-22)
 7. Plant No.5
 8. Trinity Water Well
 9. Highway 29, 24” Extension
10. Monthly reports 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, Texas.
 - c) 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.
 - d) 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.
 - e) Litigation Update, Case No. 08-25-00284-CV; *Fiji Laguna Azure, LLC and Fiji Laguna Azure II, LLC v. Jonah Water Special Utility District*; In the 8th Court of Appeals, Texas.

- f) Litigation Update, PUC Docket No. 58369; *Petition of Fiji Laguna Azure II, LLC 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.
- g) Litigation Update, PUC Docket No. 58371; *Petition of Fiji Laguna Azure II, LLC 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.
- h) Litigation Update, Case No. 1:25-cv-01347; *Jonah Water Special Utility District v. Thomas J. Gleeson, Kathleen Jackson, Courtney K. Hjaltman, in their official capacities as Commissioners of the Public Utility Commission of Texas; and Connie Corona, in her official capacity as Executive Director of the Public Utility Commission of Texas*; In the United States District Court for the Western District of Texas (associated with PUC Dockets 58369 and 58371).
- i) Litigation Update, Case No. 1:25-cv-01441; *Jonah Water Special Utility District v. Thomas J. Gleeson, Kathleen Jackson, Courtney K. Hjaltman, in their official capacities as Commissioners of the Public Utility Commission of Texas; and Connie Corona, in her official capacity as Executive Director of the Public Utility Commission of Texas*; In the United States District Court for the Western District of Texas (associated with PUC Docket 58139).
- j) Litigation Update, Informal Complaint No. CP2025100652, Filed by Lorelai Taylor with Public Utility Commission.
- k) Litigation Update, Cause No. D-1-GN-24-009800; *Chet Aquirre & Mayra Escalante ANF C.A. (a minor) v. Siena Master Community, Inc., PS Property Management Company, Real Manage, LLC, Siena MUD #2, and Jonah Water S.U.D.*; In the District Court, 126th Judicial District, Travis County, Texas.
- l) Litigation Update, PUC Docket No. 58887; *Petition of Jen 8 Austin LLC 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.

11. 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 Board of Directors may retire to executive session any time between the meeting's opening and adjournment for consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; and /or real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code. Action, if any, will be taken during the open session.

Bill Brown
General Manager