

**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 Thursday, September 4, 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) Approval of August 7, 2025, Minutes
  - b) Approval of August 2025 Financial Reports
  - c) Resolution 09042025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Taylor Meadows 712, LP (Taylor Meadows)
  - d) Resolution 09042025-02 Authorizing the General Manager to negotiate and enter into Consent to Assignment Agreement with Stone Brother Properties, LLC (Scofield Farms) and Savannah Prominent Scofield Development, LLC
  - e) Resolution 09042025-03 Authorizing the General Manager to negotiate and enter into Consent to Assignment Agreement with Savannah Prominent Scofield Development, LLC and GOJEB Development, LLC
  - f) Resolution 09042025-04 Authorizing the General Manager to negotiate and enter into Consent to Partial Assignment of Non-Standard Service Agreement between Swift Uni Pro, LLC and Round Rock CBOC Joint Venture Holdings LLC
5. Presentation and approval of the 2025 Connection and Rate Study by Jay Joyce.
6. Authorize the General Manager to install five additional fire hydrants for the Flora project.
7. Authorize the General Manager to make improvements to Plant No.3.
8. Discuss and approve the Healthcare Reimbursement Arrangement (HRA) for Blue Cross Blue Shield.
9. Discuss and consider service issues related to the Hengst tract, including:
  - a) Resolution 09042025-05 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with the Hengst Family Trust;

- b) Resolution 09042025-06 Authorizing the General Manager to negotiate and enter into an Amendment to Amended and Restated Utility Service Area Agreement with the City of Hutto; and
  - c) Service Area Agreement with the City of Hutto for property owned by the Hengst Family Trust.
- 10. Discuss and consider amendment to District's Certificate of Convenience Necessity to include the Taylor Meadows tract.
- 11. Receive monthly reports 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:

**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
- 12. Receive 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.
  - 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) 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, Cause 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.
- g) 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.
- h) 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.

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 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