

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, April 3, 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 adopted August 22, 1999-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 members of the public 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's consideration of the item.**

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

4. **Consent Agenda**
 - a) Approval of March 6, 2025, Minutes
 - b) Approval of March 2025 Financial Reports
 - c) Resolution 04032025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with 401 PVT RD 900 Hutto LLC (Hutto Flex Industrial).
 - d) Resolution 04032025-02 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hutto C-Store.
 - e) Resolution 04032025-03 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Tex Mix Land, LLC (Hutto Crossing Industrial Park).
 - f) Resolution 04032025-04 Authorizing the General Manager to negotiate and enter into a First Amendment to Non-Standard Service Agreement with HWY 130 Mixed Use, LLC (Hwy 130 Mixed Use).
 - g) Resolution 04032025-05 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Williamson County WCID No. 2 and Jen Holdco 23, LLC (Halcyon).
5. Approve and authorize the filing of the updated District Registration Form with TCEQ.
6. Discussion regarding Wastewater Non-Standard Service Agreement with Eureka Mills.
7. Authorize Cayote Consulting LLC to proceed with the design of a well, elevated, well treatment, ground storage, pumping units, and connection piping for Plant No. 5.
8. Authorize the General Manager to conduct repairs at Plant No. 10.
9. Authorize the General Manager to obtain a quote from Cothrons for security purposes.
10. Authorize the General Manager to repair or possibly replace a Skid Steer.

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
- M. Rockride Lane

Jonah Projects

- 1. CR 100/CR 118 Utility Improvements (CIP No.3)
- 2. FM 1331 (Circleville Pump Station)
- 3. Elevated No.3 Plant Improvements
- 4. Chandler Road Pump Station
- 5. Groundwater Study
- 6. WWTP Designs and Discussions
- 7. Feasibility Studies completed during the prior month
- 8. Weir Offices
- 9. Plant No. 8 Improvements (CIP 12-22)
- 10. Plant No.5
- 11. Trinity Water Well

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, 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.
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