

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, February 6, 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 January 9, 2025, Minutes
 - b) Approval of January 2025 Financial Reports
 - c) Resolution 02062025-01 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Antioch Georgetown Church
 - d) Resolution 02062025-02 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with FM 972 Investment LLC (FM 972 Marketplace)
 - e) Resolution 02062025-03 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with JMA Entity LLC (AAA Montalvo)
 - f) Resolution 02062025-04 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with JMA Entity LLC (AAA Hutto)
 - g) Resolution 02062025-05 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Civitas at Hutto, LLC
 - h) Resolution 02062025-06 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Rockride Ventures LLC (Rockride Mixed Use)
 - i) Resolution 02062025-07 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hutto CR 105 LLC (Hutto 100)
 - j) Resolution 02062025-08 Authorize the General Manager to negotiate and enter into a Non-Standard Service Agreement with R040062, LP (Meadowland-Georgetown)
5. Authorize the General Manager to purchase shoring equipment to be utilized for the CIP No.3 project.
6. Authorize Cayote Consulting, LLC to proceed with designing and advertising the Rancho San Gabriel wastewater treatment plant and coordinate with the General Manager as needed.

7. Authorize Cayote Consulting LLC to design a water well at the Weir Offices and coordinate with the General Manager as needed.
8. Authorize the General Manager to have C.I.P 7D designed and advertised for bids.
9. 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. 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
10. 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.
 11. 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