

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 2, 2026, at noon in the office at 4050 FM 1660, Hutto, TX 78634, for a regular monthly meeting.

AGENDA

1. Noon 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) March 5, 2026, Minutes
 - b) March Financial Reports
 - c) Resolution 04022026-01 Authorizing Amendment to Non-Standard Service Agreement with 600 Westinghouse Investments, LLC (Luxe Project)
 - d) Resolution 04022026-02 Authorizing Amendment to Non-Standard Service Agreement with 800 Westinghouse Investments, LLC (Mansions Project)
 - e) Resolution 04022026-03 Authorizing Amendment to Non-Standard Service Agreement for Wastewater with 600 Westinghouse Investments, LLC (Luxe Project)
 - f) Resolution 04022026-04 Authorizing Amendment to Non-Standard Service Agreement for Wastewater with 800 Westinghouse Investments, LLC (Mansions Project)
 - g) Resolution 04022026-05 Authorizing Non-Standard Service Agreement with DG Holdings, LLC and Blackburn Construction, Inc. (Dollar General – Weir)
 - h) Resolution 04022026-06 Authorizing Non-Standard Service Agreement with NEC 29 N 130 LLC (Patriot Way Business Park)
5. Review and award Bid for Plant No. 9 GST Roof Replacement.
6. Authorize the General Manager to conduct a leak detection study and address any necessary repairs.
7. Authorize General Manager to execute amendment to Interlocal Agreement with Williamson County for the SE Interloop construction project.
8. Resolution 04022026-07 Declaring the Existence of a Public Necessity and Authorizing Acquisition of Real Property by Donation, Purchase, or Exercise of the Power of Eminent Domain on Cisneros/Miranda property for water line infrastructure project on FM 972.

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. FM 3349/Southeast Loop Seg. 3
- B. CR 118
- C. CR 132
- D. CR 199
- E. 2023- SE Loop Phase 2; Utility Relocation
- F. CR 110 North
- G. Chandler Rd. Segment 1
- H. Chandler Rd. Segment 2
- I. E. Wilco Hwy Segment 5
- J. E. Wilco Hwy Segment 6
- K. 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. FM 972-16" Installation
- 11. Limmer Loop; 30" Pipeline
- 12. 2025-Circleville Pump Station
- 13. Jonah-CIP No. 14-22 (24" SE Loop)
- 14. Jonah-2026-Plant No. 9; GST Maintenance

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 the 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, 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, Cause No.08-25-00284-CV; *Fiji Laguna Azure, LLC and Fiji Laguna Azure II, LLC v. Jonah Water Special Utility District*; In the Eighth Court of Appeals, El Paso, Texas.
- e) Litigation Update, PUC Docket No. 58369; *Petition of Fiji Laguna Azure, 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.
- f) 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).

- g) Litigation Update, Informal Complaint No. CP2025100652, Filed by Lorelai Taylor with Public Utility Commission.
 - h) 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.
 - i) Litigation Update, PUC Docket No. 59312; *Petition of Fiji Laguna Azure, 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. 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