

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, May 13, 2026, at noon in office 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) April 2, 2026, Minutes
 - b) April Financial Reports
 - c) Resolution 05132026-01 Authorizing the General Manager to enter into and negotiate a Non-Standard Service Agreement with Vale Building Group, LLC (Prairie Springs)
 - d) Resolution 05132026-02 Authorizing the General Manager to enter into and negotiate the First Amendment to Non-Standard Service Agreement with AIRW 2017-7, L.P. (Wastewater Treatment Plant)
5. Presentation of the 2025 Audit by Donald L. Allman, CPA, P.C.
6. *See Supplemental Agenda for election items.*
7. Review and award Bid for Plant No. 5; Well.
8. Authorize the General Manager to advertise and award a contract for the FM 972 project.
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. 2023- SE Loop Phase 2; Utility Relocation
- E. CR 110 North
- F. Chandler Rd. Segment 1
- G. Chandler Rd. Segment 2

- H. E. Wilco Hwy Segment 5
- I. E. Wilco Hwy Segment 6
- J. 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 (Weir Area)
 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, 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.
 - c) 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 425th Judicial District Court of Williamson County, Texas.
 - d) 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.
 - e) 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.
 - 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 and 58371).
 - 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. 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. 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.
- 12. Annual Review of the General Manager.

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

**JONAH WATER SPECIAL UTILITY DISTRICT
SUPPLEMENT TO THE MAY 13, 2026, AGENDA**

TO: THE BOARD OF DIRECTORS OF JONAH WATER SPECIAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Jonah Water Special Utility District will hold a regular meeting on Wednesday, May 13, 2026, at 12:00 p.m., at 4050 FM 1660, Hutto, Texas, for the following purposes:

1. Consider adopting Order No. 05132026-01 Calling Director Election for September 12, 2026;
2. Consider adopting Resolution No. 05132026-03 Authorizing Secretary's Appointment of Agent to Perform Duties During Election Period and Designating Location for Filing Application for a Place on the Ballot in District Director Elections;
3. Consider authorizing District's attorney to give Notice of Director Election for September 12, 2026; and
4. Any other matters in connection with the District's September 12, 2026 Director Election.

**DISTRITO ESPECIAL DE JONAH PARA SERVICIOS DE AGUA
(JONAH WATER SPECIAL UTILITY DISTRICT)**

AGENDA SUPLEMENTAL DE LA REUNION EL 13 DE MAYO DE 2026

A: LA JUNTA DIRECTIVA DEL DISTRITO ESPECIAL DE JONAH PARA SERVICIOS DE AGUA Y A TODAS LAS OTRAS PERSONAS INTERESADAS:

Se notifica por lo presente que la Junta Directiva del Distrito Especial de Jonah para Servicios de Agua efectuará una reunión regular el miércoles, 13 de mayo de 2026 a las 12:00 p.m. en 4050 FM 1660, Hutto, Texas, para los siguientes propósitos:

1. Considerar la aprobación de la Orden numero 05132026-01 para Convocar la Elección de Directores del 12 de septiembre de 2026;
2. Considerar la aprobación de la Resolución numero 05132026-03 que se autorice al secretario para que efectué el Nombramiento del Agente que desempeñará los deberes electorales durante el periodo electoral, y para designar el local en donde se registraran solicitudes para ser colocado en la boleta de las elecciones de directores del Distrito;
3. Considerar que se autorice al Abogado del Distrito para que de aviso de la elección de directores que se efectuará el 12 de septiembre de 2026; y
4. Cualquier otro asunto con respecto a la elección del Distrito para elegir directores el 12 de septiembre de 2026.