Jonah Water Special Utility District
Board of Directors Minutes

October 2, 2025

The Jonah Water Special Utility District Board of Directors met at 4050 FM 1660, Hutto, Texas, on Thursday, October 2, 2025, for its monthly meeting. Directors in attendance were Derek Shires, Betty Zimmerhanzel, William "Black" Wehling, Efrain Lopez, Jeff Maurice, Jim Stuewe, Carol Fox, Douglas Gattis, and Pete Correa. Staff members Bill Brown, Scott Pike, Erica Guerrero, Adam Konarek, Ryan Koenig, and Remi Alonso were in attendance. The District's Attorney, John Carlton, was also in attendance. The District's Engineer, Miles Whitney, was not in attendance. Guests, T.W. Hoysa, P.E., and Talley Williams, were in attendance.

Item 1- Call to Order • Pledge of Allegiance – President Derek Shires called the meeting to order at Noon.

Item 2- Public Comments –

At this time, T.W. Hoysa, PE, took the opportunity to introduce himself to the Board of Directors: Mr. Hoysa stated that he represents developers with Limmer Square. He said that he and his team have been working hard with Jonah on this project. Mr. Hoysa is seeking priority assistance in completing the Non-Standard Service Agreement. Talley Williams introduced herself to the Board of Directors. Ms. Williams piggybacked off Mr. Hoysa, emphasizing the urgency of completing the project.

Item 3- Public Comments on Agenda Items – None.

Item 4- <u>Consent Agenda -</u>

a) Approval of September 4, 2025, Minutes

b) Approval of September 2025 Financial Reports

c) Approval of filed District Registration Form with TCEQ.

d) Resolution 10022025-01 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Wall to Wall Development, LLC.

e) Resolution 10022025-02 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with WMV Hutto 390 DE LLC (Stromberg).

f) Resolution 10022025-03 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Gateway Texas Industrial Park JV LP (Georgetown Gateway).

g) Resolution 10022025-04 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Maple Multi-Family Land, TX, L.P. (Allora Hutto).

After discussion, Pete Correa moved to approve the consent agenda, which included the September 4, 2025, regular meeting minutes; the September 2025 Financial Reports; Resolution 10022025-02 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with WMV Hutto 390 DE LLC (Stromberg); Resolution 10022025-03 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Gateway Texas Industrial Park JV LP (Georgetown Gateway); and Resolution 10022025-04 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Maple Multi-Family Land, TX, L.P. (Allora Hutto). Doug Gattis seconded the motion, which was passed unanimously. Resolution 10022025-01, Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Wall to Wall Development, LLC, was not addressed.

Regular Agenda

At this time, President Shires changed the order of the agenda, as follows:

Item 6- Acceptance of Statements and Oaths for Dough Gattis, Jeff Maurice, and Black Wehling.

After the discussion, the Statements and Oaths were accepted and acknowledged.

Item 5- Election of officers for Board of Directors.

After the discussion, Derek Shires moved for Betty Zimmerhanzel to remain as Vice President. Pete Correa seconded the motion, which passed unanimously. Derek Shires moved for Jeff Maurice to remain as Secretary / Treasurer. Black Wehling seconded the motion, which passed unanimously. Carol Fox moved for Derek Shires to remain as President. Betty Zimmerhanzel seconded the motion, which passed unanimously.

Item 7- Authorize the General Manager to design and advertise a Bid for CIP 14-22.

After the discussion, Pete Correa moved to authorize the General Manager to design and advertise a Bid for CIP 14-22. Betty Zimmerhanzel seconded the motion, which was passed unanimously.

Item 8- Authorize General Manager to execute an agreement terminating the Non-Standard Service Agreement with Shops at University Heights, LLC.

After the discussion, Pete Correa moved to authorize the General Manager to execute an agreement terminating the Non-Standard Service Agreement with Shops at University Heights, LLC. Doug Gattis seconded the motion, which was passed unanimously.

Item 9- Authorize General Manager to execute a Settlement Agreement with Lakshmi Land Group LLC for a Proposed Texas Pollutant Discharge Elimination System, Permit No. WQ0016549001.

After the discussion, Jeff Maurice moved to authorize the General Manager to execute a Settlement Agreement with Lakshmi Land Group LLC for a Proposed Texas Pollutant Discharge Elimination System, Permit No. WQ0016549001. Carol Fox seconded the motion, which was passed unanimously.

Item 10- Authorize the General Manager to negotiate and enter into an amended and restated wholesale water supply agreement with Blue Water Resource Management LLC.

After the discussion, Pete Correa moved to authorize the General Manager to negotiate and enter into an amended and restated wholesale water supply agreement with Blue Water Resource Management LLC. Efrain Lopez seconded the motion, which was passed 8-0-1, with Black Wehling abstaining.

Item 11- Authorize the General Manager to negotiate and enter into a franchise agreement with the City of Georgetown.

After the discussion, Pete Correa moved to authorize the General Manager to negotiate and enter into a franchise agreement with the City of Georgetown. Doug Gattis seconded the motion, which was passed unanimously.

Item 12- Amended 2025 Budget

After the discussion, Pete Correa moved to adopt the Amended 2025 Budget. Doug Gattis seconded the motion, which was passed unanimously.

Item 13- Presentation of the proposed 2026 Budget.

After the presentation and discussion, Jeff Maurice moved to approve the proposed 2026 Budget. Pete Correa seconded the motion, which was passed unanimously.

Item 14- Order No. 10022025-01 Amending District's rate Order to increase Connection Fee and adjust rates for retail water service.

After the discussion, Jeff Maurice moved to approve Order No. 10022025-01 Amending District's rate Order to increase Connection Fee and adjust rates for retail water service, including an increase of the connection fee to $9,500 for any new applications received on or after tomorrow, approve the adjustment of the base rate to $39.53, and change the gallon rates as presented, effective January 1, 2026. Black Wehling seconded the motion, which was passed unanimously.

Item 15- 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:

The District's Engineer, Miles Whitney, was not in attendance to update the Board on the status of the district's projects, but a written report was provided for their review.

Item 17 - 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 General Manager, Bill Brown, updated the Board on financial matters, service area issues, utility operations, system maintenance, service requests, customer concerns, water supply status, management activities, and personnel.

Bill stated he attended the Annual School in Waco.

Bill then stated he met with Vera Bank representatives.

Bill also stated he has met with several developers.

Bill then stated that he met Nason Hengst regarding the Hengst Family Trust.

Bill stated that he had a SCADA meeting with Miles, Ryan, Scott, and Matt regarding the Wastewater Treatment Plant for Rancho San Gabriel.

Bill then stated that the Weir office is close to being complete.

Bill then mentioned that invitations have been passed out for the System Tour on October 15, 2025.

Bill reminded the board that the meeting originally scheduled for November 6, 2025, is now set for November 12, 2025.

Finally, Bill mentioned the annual Christmas party date and location.

At this time, the Board went into Executive Session to receive legal advice, pursuant to Texas Government Code Section 551.071. Executive Session convened at 1:14 p.m. and ended at 1:31 p.m., at which point the regular meeting was reconvened. No action was taken during the Executive Session.

Item 16- 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, 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, Case 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.

g) 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.

h) Litigation Update, PUC Docket No. 58371; *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.

i) 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).

j) Litigation Update, Case No. 1:25-cv-01441; *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 Docket 58139).

The District's Attorney, John Carlton, updated the Board during Executive Session regarding contract negotiations, pending litigation, Legislative issues, and TCEQ regulatory issues.

John then stated that he has nothing additional to discuss regarding his report.

There being no further business, President Derek Shires adjourned the meeting at 1:32 p.m.

Respectfully Submitted,

Jeff Maurice, Secretary-Treasurer