

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, September 5, 2024, 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.**

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

3. **Consent Agenda**
 - a) Approval of August 1, 2024 Minutes
 - b) Approval of August 2024 Financial Reports
 - c) Resolution 09052024-01 Authorize the General Manager to enter into a Non-Standard Service Agreement with Sundown Rockride LLC. (Sundown RV Park).
 - d) Resolution 09052024-02 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with MS Joint Venture LLC (Patriot Center).
 - e) Resolution 09052024-03 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Potman Industrial LLC (Limmer Loop Logistics Park).
 - f) Resolution 09052024-04 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with DNT Construction, LLC (DNT Construction Office).
 - g) Resolution 09052024-05 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with FM 972 SAI Investments, LCC (Stonewater at Walburg)
 - h) Resolution 09052024-06 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Dream Craft Developers LLC (Townhomes and 1701 NE Innerloop)
 - i) Resolution 09052024-08 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with CR 337 Investments LLC (Oasis at 337 RV Park)
 - j) Resolution 09052024-09 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with RCG GT 48 LLC (RCG-48)
 - k) Resolution 09052024-10 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Lakshmi Land Group LLC (Lakshmi Subdivision)
 - l) Resolution 09052024-11 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with OP III ATX Georgetown 220 LP (Georgetown 220)
 - m) Resolution 09052024-12 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Hillwood Enterprises LP (Bost Tract)
 - n) Resolution 09052024-12 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with ATX Legacy Park Hutto LLC (Legacy Park).
 - o) Resolution 09052024-13 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with CR 150 QOZB, LP (Serenity Ranch)

- p) Resolution 09052024-15 Authorizing the General Manager to negotiate and enter into a Non-Standard Service Agreement with Ed Schmidt Apartments Phase 1, LP, a Delaware limited partnership.
- 4. Authorize the General Manager to negotiate and execute an amendment to the Interlocal Agreement for Billing Services for the City of Georgetown.
- 5. Authorize the General Manager to execute a change order for Eastview Terrace, a 24-inch waterline project.
- 6. Authorize the General Manager to install a 16" waterline for the CR 132 and CR 133 project.
- 7. Authorize the General Manager to negotiate and execute easements for the installation of the 4" waterline along the Southeast Inner Loop.
- 8. 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 1660 (COH)
- b) CR 366
- c) Hwy 29 Corridor "C"
- d) FM 3349 & Southeast Corridor
- e) SE Loop Seg. 2
- f) CR 401
- g) FCR
- h) CR 132
- i) Rockride Ln. (COG)
- j) CR 199 (COH)

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)
- 9. 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) CCN Amendment for the Foster Weir, PUC Docket No. 55699.
 - d) Petition of Cathy Moore to Amend a Portion of the Jonah Water Special Utility District Water Certificate of Convenience and Necessity No. 10970 by Streamlined Expedited Release (PUC Docket No. 56728).

e) 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 (PUC Docket No. 56509).

10. 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