



Port O'Connor Improvement District

P.O. Box 375 * Port O' Connor, Texas 77982

Minutes

Thursday, October 16, 2025 1:00 p.m.

Regular Board Meeting

The Board of Directors of the Port O'Connor Improvement District held a Regular Board Meeting on **Thursday, October 16, 2025 at 1:00 p.m.** at the District Office, 39 Denman Drive, Port O'Connor, Texas.

A. CALL TO ORDER

Vice-President Mike Clifton called the meeting to order at 1:02 p.m. and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: Mike Clifton, John Childers and Nathan O'Neill

DIRECTORS ABSENT: Danny McGuire and Victor Mozisek

ALSO PRESENT: Oscar Pena, Kim Stafford, Donna Grafe-Tucker (District Counsel), Eddie Kirst (Kirst Engineering) and Mike Barrette (BG&E)

ALSO PRESENT BY PHONE: None

MEMBERS OF THE PUBLIC PRESENT: None

B. PUBLIC COMMENT WELCOME: None

C. ITEMS FOR CONSIDERATION AND TAKE APPROPRIATE ACTION IF NEEDED:

1. Annual reviews of professional service agreements including Bookkeeping.
Discussion, no action.
2. Authorization for actions related to obtaining Road Powers, including all necessary filings and elections
Discussion, no action.
3. Approve annual report on implementation
 - a. Water Conservation Plan
Discussion, no action.

4. Consider terminating Interlocal Agreement with City of Seadrift
Motion: John Childers
Second: Nathan O'Neill
To terminate the Interlocal Agreement with the City of Seadrift
Motion Approved: 3-0
5. Change Orders for Approval under existing project contracts:
 - a. No. 8 for TTE, LLC (RO) in the amount of \$399,000.
Motion: Nathan O'Neill
Second: John Childers
To approve Change Order No 8 for TTE, LLC (RO) in the amount of \$399,000.
Motion Approved: 3-0
6. Pay Estimates for Approval under existing project contracts:
 - a. No. 7 for SPS 2018, LLC (Pit Replacement) in the amount of \$68,787.74.
 - b. No. 18 for TTE, LLC (RO) in the amount of \$55,000.
Motion: Nathan O'Neill
Second: John Childers
To approve Pay Estimates No. 7 for SPS 2018, LLC (Pit Replacement) in the amount of \$68,787.74 and No. 18 fir TTE, LLC (RO) in the amount of \$55,000.
Motion Approved: 3-0
7. Update on potential claims regarding sewer system components
Discussion, no action.
8. Sewer system improvements, including sumps, force mains, extensions and other improvements
Discussion, no action.
9. New water supply system, including the reverse osmosis system, TCEQ approvals testing, water wells, water treatment, and pipelines
Discussion, no action.
10. Master Plan updates for improvement timelines and budgeting purposes for future improvements
Discussion, no action.
11. 2025-2026 Bond Application
Discussion, no action.
12. Appointment for local representation on Appraisal District Review Board
Discussion, no action.

D. CONSENT AGENDA: *The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of POCID Board meetings, it is intended that these items will be acted upon by the POCID Board with a single motion because no public hearing or determination is necessary. However, a POCID Board Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the POCID Board voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the POCID Board may add additional items that are listed elsewhere on the same agenda.*

1. APPROVAL OF MINUTES

- A. September 10, 2025 – Special Board Meeting
- B. September 18, 2025 – Regular Board Meeting

2. APPROVAL OF PAYABLES

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Capital Improvements Projects

Motion: John Childers

Second: Nathan O'Neill

To approve the minutes & all payables on the consent agenda.

Motion Approved: 3-0

E. Goldman, Hunt & Notz, Donald Goldman

- A. Account Balances
- B. Cadence Investment Fund Statement
- C. Actual vs Budget Monthly Breakdown
- D. Actual vs Budget Comparison
- E. Accountant's Compilation Report
- F. Financial Statements
- G. Cost Comparisons

F. Report from Kirst Engineering, Eddie Kirst

Consider & take appropriate action on:

- A. 2022 TWDB Projects
- B. Bond Issue No 3 Projects
- C. General Fund Maintenance Projects
- D. Development Projects
- E. Engineering matters, including preparation and approval of plans and specifications, advertisement for bids, bid review, contract award, pay estimates, and change orders, acceptance of projects, deeds, related environmental proposals, easements, encroachment agreements, right of entry agreements, conflicts waivers, and request for service or utility Commitments.
- F. Other Items

G. Report of District Manager, Oscar Pena

Consider & take appropriate action on:

- A. District Status
- B. Work in Progress
- C. Water Production Report
- D. Water Quality
- E. Wastewater Treatment
- F. Administrative

The meeting adjourned at 1:51 pm.

H.*EXECUTIVE SESSION*****

The Port O'Connor Improvement District may consider in Executive Session any of the identified items posted on the agenda pursuant to the following exceptions:

Texas Government Code Ann. § 551.071: Consultation with Attorney

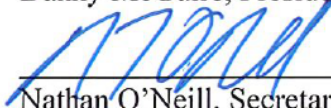
Texas Government Code Ann. § 551.072: Real Property

Texas Government Code Ann. § 551.074: Personnel Matters

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 20 day of November, 2025.

These minutes were approved on November 20, 2025.