



Port O'Connor Improvement District

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

Minutes

Thursday, November 20, 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, November 20, 2025 at 1:00 p.m.** at the District Office, 39 Denman Drive, Port O'Connor, Texas.

A. CALL TO ORDER

President Danny McGuire called the meeting to order at 1:01 p.m. and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: Danny McGuire, Mike Clifton, John Childers, Victor Mozisek and Nathan O'Neill

DIRECTORS ABSENT: None

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

ALSO PRESENT BY PHONE: Nellie Connally and Chase Eastland

MEMBERS OF THE PUBLIC PRESENT: None

B. PUBLIC COMMENT WELCOME: None

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

1. RO System project for TWDB Award
Discussion, no action.

2. 2025-2026 Bond Application including adopting Resolution authorizing Application of the Texas Commission on Environmental Quality for Approval of Project and Bonds, if appropriate.

Motion: Nathan O'Neill

Second: John Childers

To approve the 2025-2026 Bond Application including adopting Resolution authorizing Application of the Texas Commission on Environmental Quality for Approval of Project and Bonds in an amount not to exceed 10.5 million.

Motion Approved: 4-0

3. Approve annual report on implementation

a. Water Conservation Plan

Discussion, no action.

4. Adding 2 additional Operator Positions

Motion: John Childers

Second: Nathan O'Neill

To approve to close the Part-time Position & hire 2 Full Operator Positions.

Motion Approved: 4-0

5. Approval of FloVac Monitoring System

Motion: John Childers

Second: Victor Mozisek

To approve purchase of the FloVac Monitor System.

Motion Approved: 4-0

6. Pay Estimates for Approval under existing project contracts:

a. No. 1 for SPS (Monitoring System) in the amount of \$61,367.97

Motion: John Childers

Second: Victor Mozisek

To approve Pay Estimate No 1 for SPS Monitoring System in the amount of \$61,367.97.

Motion Approved: 4-0

7. Conflicting claims for payment regarding sewer system pit projects

Motion: Mike Clifton

Second: Victor Mozisek

To authorize counsel to pursue interpleader action if the contractor and subcontractor have not reached an agreement by the end of the first week in December, to withdraw the offer to purchase inventory from the contractor if the parties cannot reach an agreement by the first week in December, to require a written agreement between the contractor and subcontractor directing the distribution of funds, and to avoid awarding construction contracts in the future to either the contractor or subcontractor.

Motion Approved: 4-0

8. Authorize Annual Eminent Domain Filing

Motion: Nathan O'Neill

Second: Victor Mozisek

To authorize District's Council to file the Annual Eminent Domain.

Motion Approved: 4-0

9. Republic CPI Increases and Basic Service Fee Evaluation

Discussion, no action.

10. Master Plan updates for improvement timelines and budgeting purposes for future improvements

Discussion, no action.

11. Sewer system improvements, including sumps, force mains, extensions and other improvements
Discussion, no action.
12. Authorization for action related to obtaining Road Powers, including all necessary filings and elections.
Discussion, no action.
13. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines
Motion: John Childers
Second: Victor Mozisek
To require BGE to ensure delivery of the sand filters no later than December 31, 2025, and to provide an extended warranty.
Motion Approved: 4-0

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. October 16, 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: 4-0

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 Board of Directors, District Counsel and District Engineer went into executive session at 1:01 out at 1:17pm and returned to the meeting at 1:18pm. The meeting adjourned at 2:56 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 18 day of December, 2025.

These minutes were approved on December __, 2025.