



Port O'Connor Improvement District

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

Minutes

Thursday, February 19, 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, February 19, 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 1:00 p.m. and established that a quorum was present and welcomed everyone.

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

DIRECTORS ABSENT: Mike Clifton

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

ALSO PRESENT BY PHONE: Nellie Connally

MEMBERS OF THE PUBLIC PRESENT: Daniel Buckle (Customer) and Richard Patton (Enviroserv)

B. PUBLIC COMMENT WELCOME: Mr. Buckle addressed the board regarding a water damage claim.

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

1. Adopt Resolution Concerning Exemption from Taxation

Motion: Nathan O'Neill

Second: Victor Mozisek

To adopt the proposed Resolution Concerning Exemptions from Taxation without any changes.

Motion Approved: 3-0

2. Report regarding Post-Issuance Compliance Policy

Discussion no action

3. Resolution for Intent to Reimburse General Fund with 2026 Bond Proceeds for Wastewater Improvement Projects.
Motion: John Childers
Second: Victor Mozisek
To approve a Resolution for Intent to Reimburse General Funds with 2026 Bond Proceeds for Wastewater Improvement Projects not to exceed \$6,264,675.
Motion Approved: 3-0
4. Approve annual report on implementation
 - a. Water Conservation Plan
Discussion no action
5. Seeking compensation from Frontier for damages to the distribution system
Motion: John Childers
Second: Victor Mozisek
To approve POCID District Counsel to seek damages from the Housley Group in the amount of \$111,528.05 if the office is not successful in collecting damages.
Motion Approved: 3-0
6. BuyBoard Projects for review/approval:
 - a. Raw Water GST & RO Feed Piping Disinfection
 - b. Vacuum Pit Replacement, Ph II.
Motion: John Childers
Second: Victor Mozisek
To approve SKE Construction in the amount of \$6,017,350 for the Vacuum Pit Replacement, Ph II.
Motion Approved: 3-0
7. Pay Estimates for Approval under existing project contracts:
 - a. No 21 for TTE, LLC (RO) in the amount of \$65,000
 - b. No. 9 & Final for SPS 2018, LLC (Vacuum Pit Replacement) in the amount of \$230,783.41
Motion: John Childers
Second: Victor Mozisek
To approve Pay Estimate No 21 for TTE, LLC (RO) in the amount of \$65,000 and Pay Estimate No 9 & Final for SPS 2018, LLC (Vac Pit Replacement) in the amount of \$100,000 to Austin Smith and to SPS 2018, LLC for \$103,377.41 (\$130,783.41 minus professional fees in the amount of \$27,406.00 as permitted under the contract)
Motion Approved: 3-0
8. Claims for payment regarding sewer system pit projects including reimbursements for professional fees
Discussion no action
9. Options for financing projects including utilizing the Buy Board and reallocation of projects, reimbursements for projects, and TWDB Outlays
Discussion no action
10. Master Plan updates for improvement timelines and budgeting purposes for future improvements
Tabled

11. 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 authorize the contract with Enviroserv FOR \$6,017,350 once District Council has approved.

Motion Approved: 3-1; Nathan O'Neill opposed

12. Sewer system improvements, including sumps, force mains, extensions and other improvements

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. January 15, 2026 – Regular Board Meeting

B. February 5, 2026 – Special Board Meeting

2. APPROVAL OF PAYABLES

A. Port O'Connor Improvement District – Payables

B. Defined Area – Payables

C. Capital Improvements Projects

Motion: Victor Mozisek

Second: John Childers

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 went into Executive session from 1:06 pm to 1:22pm. The meeting presumed at 1:25pm and adjourned at 1:56 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 19 day of March, 2026.

These minutes were approved on March 19, 2026.