



Port O' Connor Improvement District

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

Minutes

Thursday, February 20, 2025 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O' Connor Improvement District held a Regular Board Meeting on **Thursday, February 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 1:00 p.m. and established that a quorum was present and welcomed everyone.

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

DIRECTORS ABSENT: None

ALSO PRESENT: Oscar Pena, Kim Stafford, Jackie Kastl, Donald Goldman (District Bookkeeper), Matt Froehlich (BG&E), Eddie Kirst (BG&E), and Mike Barrette (BG&E)

ALSO PRESENT BY PHONE: Whitney Higgins (ABHR) and Nellie Conley (ABHR)

MEMBERS OF THE PUBLIC PRESENT: Chase Eastland (Masterson Advisors LLC), John Jansing (TRE & Associates) and Adrian Rosas (TRE & Associates)

B. PUBLIC COMMENT WELCOME

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

1. Review bids and award sale of the District's \$7,390,000 Unlimited Tax Bonds, Series 2025.

Motion: Victor Mozisek

Second: John Childers

To award the sale of the District's \$7,390,000 Unlimited Tax Bonds, Series 2025 to SAMCO Capital Markets, Inc.

Motion Approved: 4-0

2. Adopt Resolution Authorizing the Issuance of the District's \$7,390,000 Unlimited Tax Bonds, Series 2025.

Motion: Victor Mozisek

Second: John Childers

To adopt Resolution Authorizing the Issuance of the District's \$7,390,000 Unlimited Tax Bonds, Series 2025.

Motion Approved: 4-0

3. Adopt Paying Agent/Registrar Agreement.

Motion: Victor Mozisek

Second: John Childers

To adopt The Bank of New York Mellon Trust Company N.A. to be the District's Paying Agent/Registrar Agreement.

Motion Approved: 4-0

4. Approve Official Statement.

Motion: Victor Mozisek

Second: John Childers

To approve the Official Statement for Issuance of the District's \$7,390,000 Unlimited Tax Bonds, Series 2025.

Motion Approved: 4-0

5. Execution of Certificate Regarding Provision of Financial Advice.

Motion: Victor Mozisek

Second: John Childers

To execute the Certificate regarding Provision of Financial advice from Mastersons Advisors LLC.

Motion Approved: 4-0

6. Authorize the Board of Directors to sign all documents relating to the bond sale and authorize Attorney and financial advisors to take all necessary actions to deliver bonds to the purchaser.

Motion: Victor Mozisek

Second: John Childers

To authorize the POCID Board of Directors to sign all documents related to the bond sale and authorize Attorney and financial advisors to take all necessary actions to deliver bonds to the purchaser.

Motion Approved: 4-0

7. Approve payment to Attorney General relating to bond issue transcript review.

Motion: Victor Mozisek

Second: John Childers

To approve payment to Attorney General relating to bond issue transcript review.

Motion Approved: 4-0

Motion: Nathan O'Neill

Second: John Childers

To authorize opening a District bank account with Cadence Bank for these funds.

Motion Approved: 4-0

8. Execution of Amendment to Information Form.
Motion: Victor Mozisek
Second: John Childers
To accept execution and filing Amendment to Information Form.
Motion Approved: 4-0
9. Sewer system improvements, including sumps, force mains, extensions and other improvements
Discussion, no action.
10. Monitoring System Quotes
Motion: Victor Mozisek
Second: Nathan O'Neill
To authorize installing a monitoring system with the 90 day trial period would not start until the system is up and running.
Motion Approved: 4-0
11. Water supply issues including GBRA & Undine contracts
Discussion, no action.
12. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines
Discussion, no action.
13. Change Orders for Ongoing District Project Approvals:
 - a. No. 6 for TTE, LLC (RO System) for \$30,958.00
Motion: John Childers
Second: Mike Clifton
To approve Change Order No. 6 for TTE, LLC in the amount of \$30,958 for the RO System.
Motion Approved: 4-0
14. Pay Estimates for Approval under existing project contracts:
 - a. No. 14 for Friedel Drilling Company (Water Wells) for \$38,394.00.
 - b. No. 6 for Reddico Construction Company, Inc. (Vacuum Station 2B) for \$872,100.00.
 - c. No. 3 for Reddico Construction Company, Inc. (Harrison FM) for \$425,961.00.
 - d. No. 13 for TTE, LLC (RO System) for \$725,720.00.**Motion: John Childers**
Second: Nathan O'Neill
To approve Pay Estimates No. 14 for Friedel Drilling (Water Wells) in the amount of \$38,394., No. 6 for Reddico Construction Company, Inc (Vacuum St 2B) in the amount of \$872,100., No. 3 for Reddico Construction Company, Inc (Harrison FM) in the amount of \$425,961. and No. 13 for TTE, LLC (RO) in the amount of \$725,720.
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. June 20, 2024 – Regular Board Meeting Corrections
- B. January 16, 2025 – Regular Board Meeting
February 3, 2025 – Special 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 BGE, Bill Kotlan

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 General Manager, Phillip Givens

H. 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 2.53 pm.

I. **EXECUTIVE SESSION******

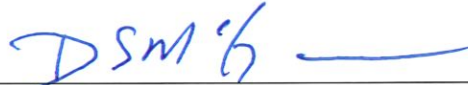
The Port O'Connor Improvement District may consider in Executive Session any of the identified items posted on the agenda pursuant to the following exceptions:

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 March, 2025.

These minutes were approved on March 20, 2025.