



**Port O'Connor Improvement District
P.O. Box 375
Port O'Connor, Texas 77982
MEETING NOTICE AND AGENDA
Thursday, October 14, 2021 1:00 p.m.
Regular Board Meeting**

**Distrito de mejora de Port O'Connor
Apartado de correos 375
Puerto O'Connor, Texas 77982
CONVOCATORIA DE REUNIÓN Y ORDEN DEL DÍA
Jueves 14 de Octubre de 2021 13:00 .m.
Reunión Ordinaria de la Junta Directiva**

POSTING DATE: October 11, 2021

FECHA DE PUBLICACIÓN: 11 de octubre de 2021

NOTICE IS HEREBY GIVEN that the Board of Directors of the Port O'Connor Improvement District will hold a Regular Board Meeting on **Thursday, October 14, 2021 at 1:00 p.m.** at the District Office, 39 Denman Drive, Port O'Connor, Texas. The purpose of the meeting will be to discuss, consider and take necessary action on the following matters:

POR LA PRESENTE SE NOTIFICA que la Junta Directiva del Distrito de Mejoramiento de Port O'Connor celebrará una Reunión Regular de la Junta el jueves 14 de octubre de 2021 a la 1:00 p.m. en la Oficina del Distrito, 39 Denman Drive, Port O'Connor, Texas. El propósito de la reunión será discutir, considerar y tomar las medidas necesarias sobre los siguientes asuntos:

A. CALL TO ORDER

1. Quorum Call
2. Citizens Welcome
3. Pledge of Allegiance

B. PUBLIC COMMENT WELCOME

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

1. 2021 Consolidation Election
1. Elección de Consolidación de 2021
2. Auditor Selection
3. Pitney Bowes Lease Agreement Renewal
4. Annexation to include the District Office
5. EVO Report
6. Permits for demolition of structures
7. Resolution Prevailing Wage Rate
8. Customer complaint – Bottger/Polk Ave- Elder/16 Koinonia
9. Amendments to Rules & Regs 3.11 – Water & Sewer charges
10. SB3 Compliance Requirements
11. Request for Leasing of District Property for agriculture (Grazing) use
12. New policies and regulations, including District fees, regarding capping of abandoned or open sewer lines and open pipes
13. Change of Out of District Rates
14. Resolution Expressing Intent to Reimburse
15. Resolution authorizing application to The Texas Commission on Environmental Quality for use of Surplus Bond Funds
16. Touchstone District Services - Communications Report
17. Rawley McCoy – Building Update
18. General Rules 6.1
19. Monthly board meeting back to the third Thursday of the month
20. Consider salary adjustments
21. Approve proposal for smoke testing

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 9, 2021 Regular Board Minutes

2. APPROVAL OF PAYABLES

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Pay Request #1 – 2021 Water & Sewer Improvement Project – Lester Contracting, Inc

E. Goldman, Hunt & Notz, Donald Goldman

- A. Financial Reports
- B. Prosperity Bank Investment Report
- C. CCAD Ad Valorem Tax Report
- D. Defined Area Financial Report
- E. Due from/Due to Report

F. Report from BGE, Matthew Froelich

- A. System Survey
- B. Geographic Information System (GIS)
- C. Utility Map Update
- D. Valve & Hydrant Placement Evaluation
- E. Water System Model
- F. Engineering Study Update
- G. Engineering Transition Issues
- H. TWDB DWSRF Application
- I. District Master Plan

G. Report of General Manager, Phillip Givens

- A. Business Case Analysis (BCA)
- B. Strategic Management Plan
- C. Invoice Review
- D. Tax Collection Reports

H. Report of District Manager, Oscar Pena

- A. District Status
- B. Work in Progress
- C. Water Production Report
- D. Administrative
- E. Purchases

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

J. ITEMS FROM BOARD MEMBERS (Note: Board members may request specific factual information, recitation of existing policy, or placement of items on the Agenda for discussion at a later meeting.)

K. ADJOURN

*** Any item on this agenda may be discussed in executive session if authorized by Texas law, regardless or whether that item is listed under "Executive Session" in this agenda, and regardless of any past or current practice of the District's board. Executive sessions described generally herein may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice. Executive sessions may be held at 39 Denman Drive, Port O'Connor, Texas****

CERTIFICATION

I, the undersigned authority, do hereby certify that the Notice of Meeting and Agenda for the Port O'Connor Improvement District Board of Directors Meeting was posted on the bulletin board at the Port O'Connor Improvement District Offices at 39 Denman Drive, Port O'Connor, Texas, a place convenient and readily accessible to the public at all times, on the following date and time:

October 11, 2021 at 12:25 a.m. / (p.m.) and said Notice was posted on the District's website and remained so posted continuously until meeting was convened. Additionally, the Notice of Meeting and Agenda for the Port O'Connor Improvement District Board of Directors Meeting was posted at the Port O'Connor U.S. Post Office Building for convenience.



Port O'Connor Improvement District