



Port O'Connor Improvement District
P.O. Box 375
Port O'Connor, Texas 77982
MEETING NOTICE AND AGENDA
Thursday, January 20, 2022 1:00 p.m.
Regular Board Meeting

POSTING DATE: January 17, 2022

NOTICE IS HEREBY GIVEN that the Board of Directors of the Port O'Connor Improvement District will hold a Regular Board Meeting on **Thursday, January 20, 2022 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:

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. Customer Complaint – Skalak – 301 Taylor Ave
2. Annual review of tax exemptions - Hilltop
3. Rawley McCoy – Building Update
4. Annexation of county property and out of district rate charges pending annexation
5. Required Consolidation Actions and Procedures for Consolidation with LaSalle WCID 1A
6. Financial and banking transactions to transfer funds due to consolidation of LaSalle WCID 1A and POCID
7. Review, discuss, and take any action necessary regarding the approval of all Deeds, Assignment of Easements & Bill of Sale to be granted to POCID in accordance with the consolidation Agreement
8. Consideration of refunding bonds and authorization for district advisers to research and consider same for inclusion on May election
9. Proposal from BGE for design, bid and construction phase services for electrical and SCADA facilities for the proposed wellfield
10. Professional Engineering Services for the electrical and communication facilities for the proposed wellfield and reverse osmosis system
11. Master plan & possible bond authorization
12. Design and construction phase services for some additional waterline improvements
13. Sewer connection fees

14. Board President authority to execute documents related to CCGWCD permits and applications
15. Review, discuss, and take any action necessary to move forward with the Consolidation between Port O'Connor Improvement District and La Salle WCID No. 1A
16. Review, discuss, and take any action necessary regarding adopting a Resolution regarding Transfer of Financial Accounts into the Name of Port O'Connor Improvement District as part of the Consolidation
17. Review, discuss and take any action necessary to authorize Port O'Connor Improvement District to receive all bank drafts for payments and to hold all payment amounts received from customers effective January 19, 2022
18. Review, discuss and take any action necessary to complete and submit an Application to Amend a Permit or Certificate to request a transfer of the La Salle WCID No.1A Drilling Permits to Port O'Connor Improvement District.
19. Review, discuss and take any action necessary to assume the assignment and obligations of professional contracts of LaSalle WCID 1A professionals and advisers
20. Cash Flow Forecast
21. Well sites including easements from Calhoun County
22. Proposal for depositories for POC funds
23. Rules & regulations regarding broken or exposed pipes permitting water inflow into wastewater system, including possible fines

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. December 9, 2021

2. APPROVAL OF PAYABLES

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Pay Request #4 – 2021 Water & Sewer Improvement Project – Lester Contracting
- D. Pay Request #3 - 2021 EST Rehab– Tank Pros
- E. Pay Request #5 – New Building – Lauger
- F. Pay Request #6 – New Building - Lauger

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

Consider & take appropriate action on:

- A. Customer Service Line Smoke Testing
- B. 2015 TWDB D-Fund
- C. 2018 Bond Projects
- D. 2021 Bond Projects

E. Future Bond Authorization

G. Report of General Manager, Phillip Givens

Consider & take appropriate action on:

- A. SB3 in the 87th Legislature & Texas Water Code 13.1396
- B. Cash Flow Forecast
- C. EVO Report & 10 Year Budget
- D. TWDB DWSRF Application
- E. In-House Engineer Update

H. Report of District Manager, Oscar Pena

Consider & take appropriate action on:

- 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.)

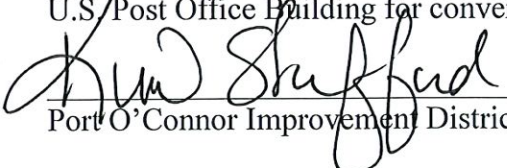
K. ADJOURN

*** 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:

January 17, 2022 at 12:36 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