



Port O' Connor Improvement District

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

Minutes

Thursday, June 16, 2022 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O'Connor Improvement District held a Regular Board Meeting on **Thursday, June 16, 2022 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 and Nathan O'Neill.

DIRECTORS ABSENT: David Randolph and Mike Clifton

ALSO PRESENT: Oscar Pena, Kim Stafford, Donna Grafe-Tucker (General Counsel), Bill Kotlan (District Engineer), Donald Goldman (District Bookkeeper), Eddie Kirst (Kirst Engineering) and Katherine Foss (Municipal Financial Services, LLC)

ALSO PRESENT BY PHONE: Matt Froelich (District Engineer) and Whitney Higgins (ABHR)

MEMBERS OF THE PUBLIC PRESENT: None

B. PUBLIC COMMENT WELCOME

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

1. Rawley McCoy – Building Update
Discussion, no action.
2. Proposal for Undine regarding water supply proposal
Tabled
3. 10 Year Budget Forecast
Discussion, no action.
4. Schedule Budget meeting for July
Discussion, Budget Workshop July 21 at 9am.
5. Annexation including county property and private property
Discussion, no action.

6. Ground water District permits and application
Discussion, no action.
7. Investment Report
Discussion, no action.
8. Well sites including easements from Calhoun County
Discussion, no action.
9. Authorization for Title Report for Annexed Property
Motion: John Childers
Second: Nathan O'Neill
To retain title company services for the lowest estimate to complete the required title work on the property to be annexed and to have the District pay all costs.
Motion Approved: 3-0
10. Well Permit for 157 Bayview/Adam Jedrzej
Discussion, no action.
11. ADT Contract
Discussion, no action.
12. Authorization of district vehicle by District Manager
Motion: John Childers
Second: Nathan O'Neill
To authorize the District Manager to take home the district provided vehicle.
Motion Approved: 3-0
13. District Engineer to serve on Rerac Committee
Motion: John Childers
Second: Nathan O'Neill
To approve District Manager (Oscar Pena) to serve on the Rerac Committee.
Motion Approved: 3-0
- 14 Adopt Resolution Expressing intent to reimburse
Discussion, no action.
15. Approve engineering proposal and authorize preparation of bond application no. 3
Motion: John Childers
Second: Nathan O'Neill
To approve engineering proposal & authorize preparation of bond application no. 3.
Motion Approved: 3-0
16. Planned maintenance & annual service agreement for 2 new generators at the Sanctuary from Loftin
Tabled
17. B & A Municipal Tax Service
Discussion, no action.

18. Auditor Proposal for 2022/2023 Audit

Discussion, no action.

19. Review of Professional Service Agreements

Motion: John Childers

Second: Nathan O'Neill

To approve a committee of Danny McGuire to review Professional Service Agreements.

Motion Approved: 3-0

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. May 23, 2022 – Regular Board Meeting

2. APPROVAL OF PAYABLES

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Pay Request #9 – 2021 Water & Sewer Improvement Project – Lester Contracting, Inc
- D. Pay Request #1 – GST Rehabilitation – N.G. Painting

Motion: John Childers

Second: Nathan O'Neill

To approve all minutes & payables on the consent agenda.

Motion Approved: 3-0

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, Bill Kotlan

Consider & take appropriate action on:

- A. Customer Service Line Smoke Testing
- B. 2015 TWDB D-Fund
- C. 2018 Bond Projects
- D. 2021 Bond Projects – Approval of study to evaluate 750gpm well
- 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:

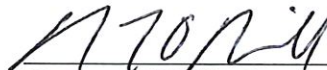
- Texas Government Code Ann. § 551.071: Consultation with Attorney
- Texas Government Code Ann. § 551.072: Real Property
- Texas Government Code Ann. § 551.074: Personnel Matters

The meeting adjourned at 3:11 p.m.

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 21 day of July, 2022.

These minutes were approved on July 21, 2022