



**Port O'Connor Improvement District
P.O. Box 375
Port O'Connor, Texas 77982
MEETING NOTICE AND AGENDA
Thursday, November 21, 2024 1:00 p.m.
Regular Board Meeting**

*Distrrito de Mejoramiento de Port O'Connor
Apartado Postal 375
Puerto O'Connor, Texas 77982
AVISO Y ORDEN DEL DÍA DE LA REUNIÓN
Jueves 21 de noviembre 2024 13:00 hrs.
Reunión Ordinaria de la Junta Directiva*

POSTING DATE: November 18, 2024

NOTICE IS HEREBY GIVEN that the Board of Directors of the Port O'Connor Improvement District will hold a Regular Board Meeting on **Thursday, November 21, 2024 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:

FECHA DE PUBLICACIÓN: 18 de noviembre de 2024

POR LA PRESENTE SE NOTIFICA que la Junta Directiva del Distrito de Mejoras de Port O'Connor celebrará una reunión ordinaria de la Junta el jueves 21 de noviembre de 2024 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. 2024 Directors Election, including:
 - a. Approve and distribute Certificates of Election; and
 - b. Approve Directors' Sworn Statements, Bonds and Oaths of Office.
1. Elección de Directores de 2024, incluyendo:
 - a. Aprobar y distribuir Certificados de Elección.
 - b. Aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo de los Directores.

2. Reorganize Board and elect officers.
3. Authorize filing of District Registration Form with Texas Commission on Environmental Quality.
4. Open Meetings Act and Public Information Act Training Requirements.
5. Conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
6. Undine Contract for treated water supply
7. Republic CPI Increases and Basic service fee
8. Strategic Management Plan
9. Pay Estimate
 - a. No. 11 for Friedel in the amount of \$208,062
 - b. No. 10 for TTE in the amount of \$805,003.45
10. Authorize Annual Eminent Domain Filing
11. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines
12. Calhoun County Groundwater Conservation District permits, procedures, and approvals for drilling permits, monitoring wells, and other permit mandated requirements
13. Sewer system improvements, including sumps, force mains, extensions and other improvements
14. Service Agreement with Alpha Water
15. GST contract, final payment, and subcontractor claims
16. Interlocal Agreement with the City of Seadrift
17. New water connection for Texas Parks and Wildlife
18. Amendment to Rules & Regulation regarding to license plumbers requirements for work within District
19. Review contracts with professional consultants and evaluation of consultant roles & duties
20. Authorize BGE to advertise and receive bids for SH 10 Vacuum Sewer Extension Project
21. Authorize BGE to advertise and receive bids for Vacuum Pit Replacement Project
22. Review GBRA Raw Water & Stored Water Contracts
23. Cunningham Water Line extension

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. October 9, 2024 – Special Board Meeting
- B. October 17, 2024 – Regular Board Meeting

2. APPROVAL OF PAYABLES

- A. Port O'Connor Improvement District – Payables
- B. Defined Area – Payables
- C. Capital Improvements Projects

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, Matthew Froelich/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 requests for service or utility commitments.
- F. Other items

G. Report of General Manager, Phillip Givens

Consider & take appropriate action on:

- A. Strategic Management Plan

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

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.)

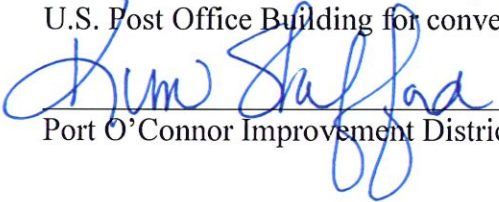
K. ADJOURN

*** Any item on this agenda may be discussed in executive session if authorized by Texas law, regardless of 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:

November 18, 2024 at 12:00 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