



**Port O'Connor Improvement District**  
**P.O. Box 375**  
**Port O'Connor, Texas 77982**  
**MEETING NOTICE AND AGENDA**  
**Thursday, January 16, 2025 1:00 p.m.**  
**Regular Board Meeting**

POSTING DATE: January 13, 2025

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 16, 2025 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. Presentation & approval of 2024 Audit
2. Approve Preliminary Official Statement & Official Notice of Sale
3. Engage rating company to perform credit rating analysis for Series 2025 Unlimited Tax Bonds
4. Appoint Paying Agent/Registrar
5. Appoint Escrow Agent
6. Authorize advertisement for sale of the Series 2025 Bonds and schedule bond sale.
7. Hiring of special counsel to assist with administrative filings and hearings
8. Intent to Reimburse in the amount of \$330,000 for water supply improvements on well fields, collections system and RO facility
9. Sewer system improvements, including sumps, force mains, extensions and other improvements
10. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines
11. GST contract, final payment, and subcontractor claims
12. Annual Review of Procedures for Continuing Disclosure Compliance
13. Update on Bond Application
14. Accept annual disclosure statements from Investment Officer and bookkeeper
15. Contract approval for pits & line extension including but not limited to Proposal from SPS, LLC for payment schedule for vacuum pit replacement.
16. Annual Cybersecurity training requirement
17. Water supply issues including GBRA & Undine contracts, administrative procedures related thereto

18. Employee Health Insurance & Benefits
19. Change Orders for Ongoing District Project Approvals:
  - a. No. 1 for Reddico (Harrison FM) in the amount of \$196,823.00 for dual force main.
  - b. No. 12 for Friedel Drilling (Well Field) in the amount of \$34,660.00 for monitoring well logs and column pipe.
20. Pay Estimates for Approval under existing project contracts:
  - a. No. 12 for TTE, LLC (Reverse Osmosis) in the amount of \$275,038.20.
  - b. No. 2 for Reddico, Inc. (Harrison FM) in the amount of \$327,474.00.
21. Intent to reimburse for SPS pit contract in the amount of \$ 821,052.03

**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 17, 2024 – Regular Board Meeting
- B. December 23, 2024 – Special Board Meeting
- C. January 9, 2025 – Special 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

### **H. 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

**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.)

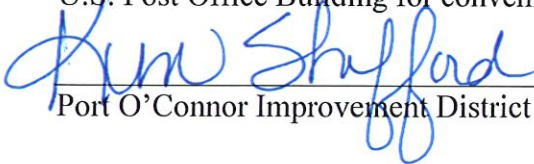
**K. ADJOURN**

\*\*\* 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:

January 13, 2025 at 12:40 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.

  
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Port O'Connor Improvement District