



Port O' Connor Improvement District

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

Minutes

Tuesday, December 17, 2024 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O' Connor Improvement District held a Regular Board Meeting on **Tuesday, December 21, 2024 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 1:03 p.m. and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: Danny McGuire, John Childers, Victor Mozisek, Mike Clifton and Nathan O'Neill (left @ 3:12pm)

DIRECTORS ABSENT: None

ALSO PRESENT: Oscar Pena, Kim Stafford, Cole Guthrie (District Bookkeeper), Bill Kotlan (BG&E), Mike Barrette (BG&E), Eddie Kirst (BG&E), and Donna Grafe-Tucker (District Counsel)

ALSO PRESENT BY PHONE: Whitney Higgens (ABHR)

MEMBERS OF THE PUBLIC PRESENT: Austin Smith

B. PUBLIC COMMENT WELCOME

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

1. Quarterly Investment Report
Discussion, no action.

2. Award bids for:
a. Vacuum Pit Replacement
b. SH 185 Vacuum Sewer Main

Motion: Nathan O'Neill

Second: Mike Clifton

To authorize the bid for the Vacuum Pit Replacements to SPS 2018, LLC in the amount \$2,441,224.38 subject to review of installation by District Engineer, District Manager, District Personnel and Board Members.

Motion Approved: 4-0

Motion: Nathan O'Neill

Second: Mike Clifton

To authorize the bid for the SH 185 Vacuum Sewer Main to be awarded to Reddico Construction Company in the amount of \$382,802.

Motion Approved: 4-0

3. Change Orders for Ongoing District Project Approvals:

a. No 11 for Friedel Drilling Company (Water Well Projects) for \$83,500 for Well 7 Unit

b. No 5 for TTE, LLC (RO System) for \$47,500 Electrical Modifications related to relocation of control panels

Motion: Nathan O'Neill

Second: Victor Mozisek

To authorize Change Orders No 11 for Friedel Drilling Company for the Water Well Projects/Well No 7 in the amount \$83,500 and Change Order No 5 for TTE, LLC for the RO System/Electrical Modifications related to relocation of the control panels in the amount of \$47,500.

Motion Approved: 4-0

4. Pay Estimates for Approval under existing project contracts:

a. No 1 for Reddico Construction Company (Harrison Force Main) for \$473,440.50

b. No 12 for Friedel Drilling Company (Water Wells) for \$132,876.90

c. No 7 for Lester Contracting, Inc. (Well Collection Lines) for \$68,423.58

d. No 11 for TTE, LLC (RO System) for \$412,956.

Motion: Nathan O'Neill

Second: Victor Mozisek

To authorize Pay Request No 1 for Reddico Construction Company for the Harrison Force Main on the amount of \$473,440.50 with the Intent to Reimburse.

Motion Approved: 4-0

Motion: Victor Mozisek

Second: Mike Clifton

To authorize Pay Estimate No 12 for Friedel Drilling for the Water Wells in the amount of \$132,876.90, Pay Request No 7 for Lester Construction in the amount of \$68,4283.58 and Pay Request No 11 for TTE, LLC for the RO System in the amount of \$412,956.

Motion Approved: 4-0

5. Undine Contract for treated water supply

Discussion, no action.

6. GBRA Contracts for raw water supply

Discussion, no action.

7. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines

Discussion, no action.

8. Calhoun County Groundwater Conservation District permits, procedures, and approvals for drilling permits, monitoring wells, and other permit mandated requirements
Discussion, no action.
9. Sewer system improvements, including sumps, force mains, extensions and other improvements
Discussion, no action.
10. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipelines
Discussion, no action.
11. GST contract, final payment, and subcontractor claims
Discussion, no action.
12. New water connection for Texas Parks and Wildlife
Discussion, no action.
13. Approval of the District Calendar
Motion: Victor Mozisek
Second: Mike Clifton
To approve the District Calendar.
Motion Approved: 4-0

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. November 21, 2024 – Regular Board Meeting

2. APPROVAL OF PAYABLES

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

Motion: John Childers

Second: Victor Mozisek

To approve the minutes & all payables on the consent agenda.

Motion Approved: 4-0

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, 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 request for service or utility Commitments.
- F. Other Items

Motion: Victor Mozisek

Second: Mike Clifton

To approve a Change Order for Mercer Construction not to exceed \$150,000 to put a bypass for the RO System

Motion Approved: 4-0

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

The meeting adjourned at 3.38 pm.

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

Respectfully submitted,



Danny McGuire, President



Nathan O'Neill, Secretary

Signed this 16 day of January, 2025

These minutes were approved on January 16 2025.
~~December 16~~ 2024.