



Port O'Connor Improvement District

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

Minutes

Thursday, March 20, 2025 1:00 p.m.

Regular Board Meeting

The Board of Directors of the Port O'Connor Improvement District held a Regular Board Meeting on **Thursday, March 20, 2025 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, Victor Mozisek, Mike Clifton and Nathan O'Neill

DIRECTORS ABSENT: None

ALSO PRESENT: Oscar Pena, Kim Stafford, Misty Richter, Donald Goldman (District Bookkeeper-1:37pm), Dona Grafe-Tucker (District Counsel), Matt Froehlich (BG&E), Eddie Kirst (BG&E), and Mike Barrette (BG&E)

ALSO PRESENT BY PHONE: Nellie Conley (ABHR)

MEMBERS OF THE PUBLIC PRESENT: Shawn Moore (TTE), JJ Thorp (TTTE), Sheryl Mercer (Mercer Controls) and Tom Richardson (Mercer Controls)

B. PUBLIC COMMENT WELCOME

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

1. Approve annual report on implementation of Water Conservation Plan and authorize submittal to the Texas Water Development Board.

Motion: John Childers

Second: Victor Mozisek

To approve the proposed contract with Phillip Givens of Superior Management to update our Water Conservation Plan.

Motion Approved: 4-0

2. Annual review of Drought Contingency Plan
Motion: John Childers
Second: Victor Mozisek
To approve the proposed contract with Phillip Givens of Superior Management to update our Drought Contingency Plan.
Motion Approved: 4-0
3. Report regarding Post-Issuance Compliance Policy.
Discussion, no action.
4. Financial Investment Policy Annual Review
Motion: Mike Clifton
Second: John Childers
To approve the existing Financial Investment Policy with no changes.
Motion Approved: 4-0
5. Review ID Theft Policy
Motion: Mike Clifton
Second: Victor Mozisek
To approve the existing ID Theft Policy with no changes.
Motion Approved: 4-0
6. Unlimited Tax Bonds, Series 2025
 - a. Authorize disbursement of bond proceeds
Motion: Victor Mozisek
Second: John Childers
To authorize disbursement of bond proceeds from the 2025 Series.
Motion Approved: 4-0
7. Homestead Exemption
Motion: Victor Mozisek
Second: John Childers
To follow the recommendations of the financial advisor and adopt the same Homestead Exemption as last year.
Motion Approved: 4-0
8. Phone Contracts (Ring Central/Zultys)
Motion: John Childers
Second: Victor Mozisek
To approve a change in phone providers to Zultys and authorize Kim Stafford to take necessary action and sign any documents to achieve this change.
Motion Approved: 4-0
9. Sewer system improvements, including sumps, force mains, extensions and other improvements
Discussion, no action.
10. Monitoring System Quotes
Discussion, no action.

11. Water supply issues including GBRA & Undine contracts
Discussion, no action.
12. New water supply system, including the reverse osmosis system, TCEQ approvals, testing, water wells, water treatment, and pipeline
Discussion, no action.
13. Change Orders for Ongoing District Project Approvals:
 - a. No. 13 for Friedel (Wells 3-7) in the amount of \$2,451,859.
Motion: John Childers
Second: Victor Mozisek
To approve Change Order No 13 for Friedel (Wells 3-7) in the amount of \$14,740 which increases total contract to \$2,451,859.
Motion Approved: 4-0
14. Pay Estimates for Approval under existing project contracts:
 - a. No. 1 for Reddico Construction Company, Inc (SH 185 Vac Sewer Ext) in the amount of \$242,172.45
 - b. No. 4 for Reddico Construction Company, Inc (Harrison FM) in the amount of \$324,028.80
 - c. No.11 for Reddico Construction Company, Inc (VS1B) in the amount of \$47,311.20
 - d. No.7 for Reddico Construction Company, Inc (VS2B) in the amount of \$261,974.25
 - e. No.15 for Friedel Drilling Company (Wells) in the amount of \$99,576.90
 - f. No.14 for TTE, LLC (RO) in the amount of \$99,958.**Motion: Mike Clifton**
Second: Victor Mozisek
To approve Pay Estimate No 1 for Reddico Construction Company, Inc (SH 185 Vac Sewer Ext) in the amount of \$242,172.45, No 4 for Reddico Construction Company, Inc (Harrison FM) in the amount of \$324,028.80, No 11 for Reddico Construction Company, Inc (VS 1B) in the amount of \$47,311.20, No 7 for Reddico Construction Company, Inc (VS 2B) in the amount of \$261,974.25, No 15 for Friedel Drilling Company (Wells) in the amount of \$99,576.90 and No 14 for TTe, LLC (RO) in the amount of \$99,958.
Motion Approved: 4-0
15. Budget Review
Discussion, no action.
16. Authorize update of Critical Load Information
Motion: John Childers
Second: Victor Mozisek
To approve the proposed contract of Phillip Givens with Superior Management to update and submit the update for Critical Load Information.
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. February 3, 2025 – 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, Matt Froehlich

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

G. 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 2.40 pm.

H.**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 17 day of April, 2025.

These minutes were approved on April 17, 2025.