



Port O'Connor Improvement District

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

Minutes

Thursday, August 28, 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, August 28, 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, Mike Clifton, John Childers, Victor Mozisek and Nathan O'Neill

DIRECTORS ABSENT: None

ALSO PRESENT: Oscar Pena, Kim Stafford, Donna Grafe-Tucker (District Counsel), Donald Goldman (Bookkeeper), Eddie Kirst (BG&E), Chase Eastland (Masterson Advisors LLC) and Mike Barrette (BG&E)

ALSO PRESENT BY PHONE: None

MEMBERS OF THE PUBLIC PRESENT: None

B. PUBLIC COMMENT WELCOME: None

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

1. District Manager Evaluation

Motion: John Childers

Second: Victor Mozisek

To approve an 8.5% raise for the POCID District Manager.

Motion Approved: 4-0

- 2 Interlocal agreement with Calhoun County for road repair services

Discussion, no action.

3. 2025-2026 Defined Area Budget

Motion: Victor Mozisek

Second: John Childers

To adopt the proposed 2025-2026 Defined Area No. 1 Budget.

Motion Approved: 4-0

4. Approve annual report on implementation

- a. Water Conservation Plan

Discussion, no action.

5. Pay Estimates for Approval under existing project contracts:

- a. No. 16 and final Friedel Drilling Comp (Wells) in the amount of \$278,044.92

- b. No. 6 for SPS 2018, LLC (Vac Pit Replacement) in the amount of \$392,597.01

- c. No. 17 for TTE, LLC (RO) in the amount of \$301,972.

Motion: John Childers

Second: Victor Mozisek

To authorize Pay Estimates No. 16 and final for Friedel Drilling Company (Wells) in the amount of \$278,044.92, No. 6 for SPS 2018, LLC (Vac Pit Replacement) in the amount of \$392,597.01 and No. 17 for TTE, LLC (RO) in the amount of \$301,972.

Motion Approved: 4-0

6. Review, revise and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions

Motion: John Childers

Second: Nathan O'Neill

To adopt the presented Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with whom the District may engage in Investment Transactions.

Motion Approved: 4-0

7. Authorization for actions related to obtaining Road Powers, including all necessary filings and elections

Discussion, no action.

8. Master Plan updates for improvement timelines and budgeting purposes for future improvements

Discussion, no action.

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

Discussion, no action.

10. Sewer system improvements, including sumps, force mains, extensions and other improvements

Discussion, no action.

11. Annual reviews of professional service agreements including Legal, Bookkeeping, and Engineering

Discussion, no action.

12. Review District Insurance

Discussion, no action.

13. Discuss 2025 tax rate, set public hearing date, and authorize notice of public hearing regarding Adoption of tax rate for the District and Defined Area No. 1

Motion: John Childers

Second: Victor Mozisek

To set the Public Tax Hearing date on September 10, 2025 at 10am.

Motion Approved: 4-0

Motion: John Childers

Second: Victor Mozisek

To authorize the publication of the notice of public hearing regarding adoption of the proposed tax rate for the District and the Defined Area No. 1 for the proposed rates of .48 for the District and .52 for Defined Area No. 1.

Motion Approved: 4-0

14. Legislative Update

Discussion, no action.

15. Investment Review

Discussion, no action.

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. July 17, 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

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 POCID Board went into Executive Session at 2:29pm and returned to the Regular meeting at 2:39pm. The meeting adjourned at 2:45 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 18th day of September, 2025.

These minutes were approved on September 18, 2025.