



Port O' Connor Improvement District

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

Minutes

Thursday, July 11, 2024 1:00 pm

Regular Board Meeting

The Board of Directors of the Port O' Connor Improvement District held a Regular Board Meeting on **Thursday, July 11, 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 1:00 p.m. and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: John Childers, Victor Mozisek, Danny McGuire, Mike Clifton (1:02pm and left from 2:41 – 2:44) and Nathan O'Neill(left from 2:08pm-2:13pm)

DIRECTORS ABSENT: None

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

ALSO PRESENT BY PHONE: Whitney Higgens (ABHR)

MEMBERS OF THE PUBLIC PRESENT: Peyton Martin (Alligator Head)

B. PUBLIC COMMENT WELCOME

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

1. VCS updates and take any appropriate action including but not limited to issues with performance
Discussion, no action.
2. Related to storm damage, preparedness and contingencies related to hurricanes, tropical storms and Weather
Discussion, no action.
2. Annexation Study of The Docks @POC
Discussion, no action.

3. Contract for IZAR
Table.
5. Updates on Marina del Mar Subdivision
Discussion, no action.
6. Alligator Head Fire Protection & Line Extension
Motion: Victor Mozisek
Second: John Childers
To approve POCID to a line extension and fire protection at the cost of the District.
Motion Approved: 4-0
7. Investment Report
Discussion, no action.
8. Signature Stamps
Discussion, no action.
9. 2024 Directors Election.
Elección de Directores de 2024.
Discussion, no action.
10. Engineering Certificate regarding the development status of the district for tax rate setting
Motion: John Childers
Second: Victor Mozisek
To approve the Engineering Certificate regarding the development status of the district for tax rate setting.
Motion Approved: 4-0
11. Intent to Reimburse for Wastewater System Improvements
Motion: Nathan O'Neill
Second: John Childers
To approve the 2.8 million for Wastewater System Improvements
Motion Approved: 4-0
12. Budget 2024-2025
Motion: Victor Mozisek
Second: John Childers
To approve
Motion Approved: 4-0
13. Resolution for Change of Use for Series 2023 Bonds
Motion: Victor Mozisek
Second: John Childers
To approve the Resolution for Change of Use for Series 2023 Bonds.
Motion Approved: 3-0
14. Pay Estimate No 8 for Friedel Drilling (Wells) in the amount of \$216,666
Motion: John Childers

Second: Victor Mozisek

To approve Pay Estimate No. 8 for Friedel Drilling (Wells) in the amount of \$216,666.

Motion Approved: 3-0

15. Pay Estimate No 6 for TTE (RO) in the amount of \$ 152,314.20

Motion: John Childers

Second: Victor Mozisek

To approve Pay Estimate No. 6 for TTE (RO) in the amount of \$152,314.20

Motion Approved: 3-0

16. Pay Estimate No 10 for Reddico (Vac St 1) in the amount of \$165,712.50

Motion: John Childers

Second: Victor Mozisek

To approve Pay Estimate No. 10 for Reddico (Vac St 1) in the amount of \$165,712.50

Motion Approved: 3-0

17. Pay Estimate No 4 for Reddico (Vac St 2) in the amount of \$160,285.95

Motion: John Childers

Second: Victor Mozisek

To approve Pay Estimate No. 4 for Reddico (Vac ST 2) in the amount of \$160,285.95

Motion Approved: 3-0

18. Change Order No 7 for Friedel Drilling (Wells) in the amount of \$82,850

Motion: Victor Mozisek

Second: John Childers

To approve Change Order No. 7 for Friedel Drilling (Wells) in the amount of \$15,950.

Motion Approved: 3-0

19. Change Order No 3 for TTE (RO) in the amount of \$46,650

Motion: Victor Mozisek

Second: John Childers

To approve Change Order No. 3 for TTE (RO) in the amount of \$45,650.

Motion Approved: 3-0

20. District Manager Evaluation

Motion: John Childers

Second: Nathan O'Neill

To approve a 4percent raise for the District Manager.

Motion Approved: 4-0

21. Subcontractor payment notices related to ground storage tank construction

Discussion, no action.

22. Purchase Compact Excavator

Motion: Victor Mozisek

Second: John Childers

To approve the purchase of a Bobcat Compact Excavator in the amount of \$79,873.51

Motion Approved: 4-0

23. Policies and procedures related to employee attendance requirements during weather and other Emergencies

Motion: Victor Mozisek

Second: Nathan O'Neill

To approve the presented policies and procedures related to employee attendance requirements during weather and other emergencies.

Motion Approved: 4-0

24. Rules and regulations related to RV Park owner responsibilities related to open sewer connections

Motion: Victor Mozisek

Second: John Childers

To approve the proposed Rules and Regulations related to RV Park owner responsibilities related to open sewer connections.

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. June 20, 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 all minutes & 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: Nathan O'Neill

Second: Victor Mozisek

To approve Change Order for Well 6 not to exceed \$12,000.

Motion Approved: 4-0

G. Report of General Manager, Phillip Givens

Consider & take appropriate action on:

A. Health Insurance Review

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

Entered Executive Session at 2:46pm and resumed back to the regular meeting at 2:53.

The meeting adjourned at 2:59 p.m.

I. **EXECUTIVE SESSION******

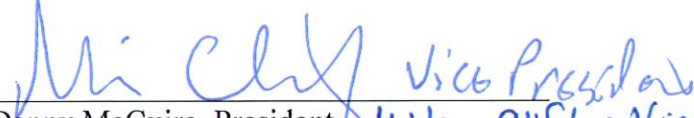
The Port O'Connor Improvement District may consider in Executive Session any of the identified items posted on the agenda pursuant to the following exceptions:

Texas Government Code Ann. § 551.071: Consultation with Attorney

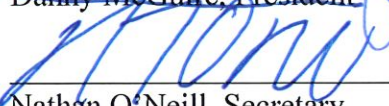
Texas Government Code Ann. § 551.072: Real Property

Texas Government Code Ann. § 551.074: Personnel Matters

Respectfully submitted,



Mike Clifton, Vice President



Nathan O'Neill, Secretary

Signed this 15 day of August, 2024.

These minutes were approved on August 15, 2024.