

PORT O'CONNOR IMPROVEMENT DISTRICT
P.O. BOX 375
PORT O'CONNOR, TX 77982

Pursuant to notice duly posted on November 28, 2016, a **SPECIAL** meeting of the Port O'Connor Improvement District was called to order on Thursday, December 1, 2016 at 5:00 p.m. in the District's office located at 39 Denman Drive, Port O'Connor, Texas.

CALL TO ORDER

President Leon Brown called the meeting to order and established that a quorum was present and welcomed everyone.

DIRECTORS PRESENT: Allen Junek, Joe Newsome, Leon Brown, Nathan O'Neill and Marshall Bradford

DIRECTORS ABSENT: None

ALSO PRESENT: Joe Goodman, US Water Project Manager
Kim Stafford, US Water Personnel
Lee Keeling, Walker Keeling LLP
Gene Chisum, US Water Utility Group

MEMBERS OF THE PUBLIC PRESENT:

Bobby Raybon, Susan Raybon, Marilyn Miller, Donna Thomas, Dennis Thomas, Joyce Jordan, David Emery and Cyndi Emery

PUBLIC COMMENT: None

ITEMS FOR CONSIDERATION

1. Imagination Monkey; to terminate contract with cause.

MOTION: Nathan O'Neill

SECOND: Marshall Bradford

Discussed in executive session and after executive session voted to terminate and give notice as stated in the contract

Motion Approved: 3-2; For: Marshall Bradford, Nathan O'Neill and Leon Brown

Against: Joe Newsome and Allen Junek

2. Public Information Officer; to change officer from Joe Goodman to Kim Stafford effective date of Goodman's last day as District Manager and to give instructions that the District public information officer must have Board approval before seeking any legal advice.

MOTION: Leon Brown

SECOND: Joe Newsome

Voted to have Kim Stafford to take over the role of Public Information Officer on December 9, 2016 and upon completion of training. Board approval must be given before seeking over \$1000 in legal advice. Directors signed a work authorization for up to \$1000 to use US Water's Lawyer.

Motion Approved: 5-0

3. Outside Attorney firms; Board approval must first be obtained to cause any charge to the district's budget.

MOTION: Leon Brown

SECOND: Nathan O'Neill

Voted that any outside counsel must go through general counsel

Motion Approved: 5-0

4. Churches water and sewer rates; to reduce rates by 50 percent and become effective in the December, 2016 billing cycle.

MOTION: Marshall Bradford

SECOND: Nathan O'Neill

Discussed in executive session and after executive session voted to reduce rates by 50 percent to 501(C)(3) Charitable Organization that supply evidence of 501(c)(3) status to the district.

Motion Approved: 3-2; For: Marshall Bradford, Nathan O'Neill and Leon Brown

Against: Joe Newsome and Allen Junek

5. Code of Conduct; to remove Article VII in its entirety.

MOTION: Marshall Bradford

SECOND: Nathan O'Neill

To remove the Code of Conduct Article VII in its entirety

Motion Approved: 3-2; For: Marshall Bradford, Nathan O'Neill and Leon Brown

Against: Joe Newsome and Allen Junek

6. Identify and locate all district assets to include all real property; give Board approval to have director Marshall Bradford the authority to locate and identify all district assets to include all real property.

MOTION: Allen Junek

SECOND: Nathan O'Neill

To approve Marshall Bradford to identify and locate all district assets to include all real property.

Motion Approved: 5-0

7. District real property appraisals; give Board approval to give Director Bradford the authority to request an appraisal from a licensed appraiser for any district real property that does not have a current fair market appraisal and such appraisals not to exceed \$1,500.00 in total cost.

MOTION: Nathan O'Neill

SECOND: Allen Junek

To authorize Marshall Bradford to get 3 bid estimates from Licensed Appraisers to appraise all District real property.

Motion Approved: 5-0

8. Calhoun County First Responder; All key personnel of USW have or apply for as an Emergency Responder for the Port O'Connor Improvement District.

Tabled

9. Directors email accounts; each director has the individual authority to give notice to the district of his/her email address to receive or send district emails or district documents. Any previous instructions regarding email addresses are hereby rescinded.

MOTION: Nathan O'Neill

SECOND: Marshall Bradford

To authorize Directors to choose their own email to use for District Business and any previous act is rescinded.

Motion Approved: 3-2: For: Marshall Bradford, Nathan O'Neill and Leon Brown

Against: Joe Newsome and Allen Junek

10. Repair of Truck #102 Ford F150

MOTION: Joe Newsome

SECOND: Allen Junek

To authorize Nathan O'Neill to discuss with Firestone to decide whether or not to make repairs up to \$2000.

Motion Approved: 5-0

11. Retention of district documents and records.

Discussion on retention District documents and control of District documents.

12. Public approved tax bonds/ options on construction and borrowing timetables and public input

Discussion on the tax bonds and putting this on the workshop agenda. There needs to be a special meeting to bring the new directors up to speed.

13. Churches- audit of improvement values and annual water usage for all known tax exempt churches.

MOTION: Allen Junek

SECOND: Joe Newsome

To table Churches- audit of improvement values and annual water usage for all known tax exempt churches.

Motion Approved: 5-0

14. Tax Revenue Bonds/ feasibility and benefits of converting existing revenue bonds to tax bonds.

Discussion on Tax Revenue Bonds and converting revenue bonds.

EXECUTIVE SESSION.

7:28 – 8:05

To discuss Agenda items one(1) and four (4)

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.)

ADJOURNMENT

MOTION: Nathan O'Neill

SECOND: Joe Newsome

To adjourn the meeting.

Motion Approved: 5-0

The meeting adjourned at 8:33p.m.

Minutes APPROVED by the Board of Directors on the 15 day of December, 2016.

ATTEST:


Nathan O'Neill, Secretary


President, Leon Brown